

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Kermit H. Roberson

(Address) 288 Hwy. 310

Calera, AL 35040

MINIMUM VALUE: \$1,000.00

Corporation Form Warranty Deed

5

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



20030213000090980 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/13/2003 12:37:00 FILED/CERTIFIED

That in consideration of **ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** -----**DOLLARS** to the undersigned grantor, **Speedtrac, Inc., an Alabama Corporation** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **Kermit H. Roberson** (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

AN EASEMENT APPURTENANT, for ingress and egress purposes, situated in the Northeast quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 22; using an assumed bearing of South 00 degrees 45 minutes 00 seconds West for the East line of said quarter/quarter, thence turn an angle to the right of 60 degrees 37 minutes 12 seconds and run South 61 degrees 22 minutes 12 seconds West, a distance of 682.22' feet to a point on the Northerly Right-of-Way line of Alabama Highway 25, said point being the Point of Beginning of said easement; run thence North 40 degrees 59 minutes 28 seconds West, a distance of 200.68' feet; run thence South 49 degrees 00 minutes 32 seconds West, a distance of 15.0' feet, run thence South 40 degrees 59 minutes 28 seconds East, a distance of 200.00' feet to a point on the Northerly right-of-way line of Alabama Highway 25, said point being on a curve concave to the North and having a radius of 1382.75' feet; run thence in a Northeasterly direction along the arc of said curve, having a central angle of 00 degrees 37 minutes 20 seconds, an arc distance of 15.02' feet to the Point of Beginning.

SOURCE OF TITLE: WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20021114000569810.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR **Speedtrac, Inc. by Chander Arora, as President**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 12 day of ~~January~~, FEB., 2003. CA

SPEEDTRAC, INC.

By: Chander Arora

Its: President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Chander Arora** whose name as **President of Speedtrac, Inc.** a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of ~~January~~, Feb., 2003.

Notary Public

My Commission Expires: 8/13/05