

FORM ROW-4

THIS INSTRUMENT PREPARED BY:

ALABAMA DEPARTMENT OF TRANSPORTATION
THIRD DIVISION
BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO.39

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Twenty-Five Thousand (\$25,000.00) dollars, cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, we (I) the undersigned grantor(s), Montevallo Small Engines, Inc. have (has) this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property, lying and being in SHELBY County, and being more particularly described as follows:

AND AS SHOWN ON THE RIGHT OF WAY MAP OF PROJECT NO. STPBH-9802(98) of record in the Alabama Department of Transportation, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the property plat attached hereto and made a part hereof:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 3, Township 24 North, Range 12 East, identified as Tract No. 39, Project No. STPBH-9802(98), Shelby County, Alabama, and being more fully described as follows:

Commence at the southwest corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$;
thence N 29 degrees 11 minutes 54 seconds W along a line a distance of 153.34 meters to a point on the present southeast right of way line of State Road No. 25, said point being also on the southwest property line, the point of beginning;
thence northeasterly along said present southeast right of way line a distance of 60.64 meters to the northeast property line;
thence southeasterly along said northeast property line a distance of 4.57 meters to a point on the required right of way line (said point offset 12.19 meters and perpendicular to said Project centerline at Station 28+50.9
thence southwesterly along said required right of way line, parallel with said Project centerline, a distance of 60.64 meters to the southwest property line;
thence northwesterly along said southwest property line a distance of 4.57 meters to the point of beginning.
Containing 0.0277 hectare (0.068 acre), more or less.

TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION, AFORESAID, we (I) do for ourselves (myself),

for our (my) heirs, executors, administrators, successors and assigns covenant to and with the State of Alabama that we (I) are (am) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we (I) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens and claims, except for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that we (I) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN further covenant(s) and agree that the purchase price above-stated is in full compensation to them (him-her) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to their (his-her) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal(s) this the 10th day of June, 2004.

Montevallo Small Engines, Inc.

By: Joseph J. Adams

Its President

ACKNOWLEDGEMENT FOR CORPORATION

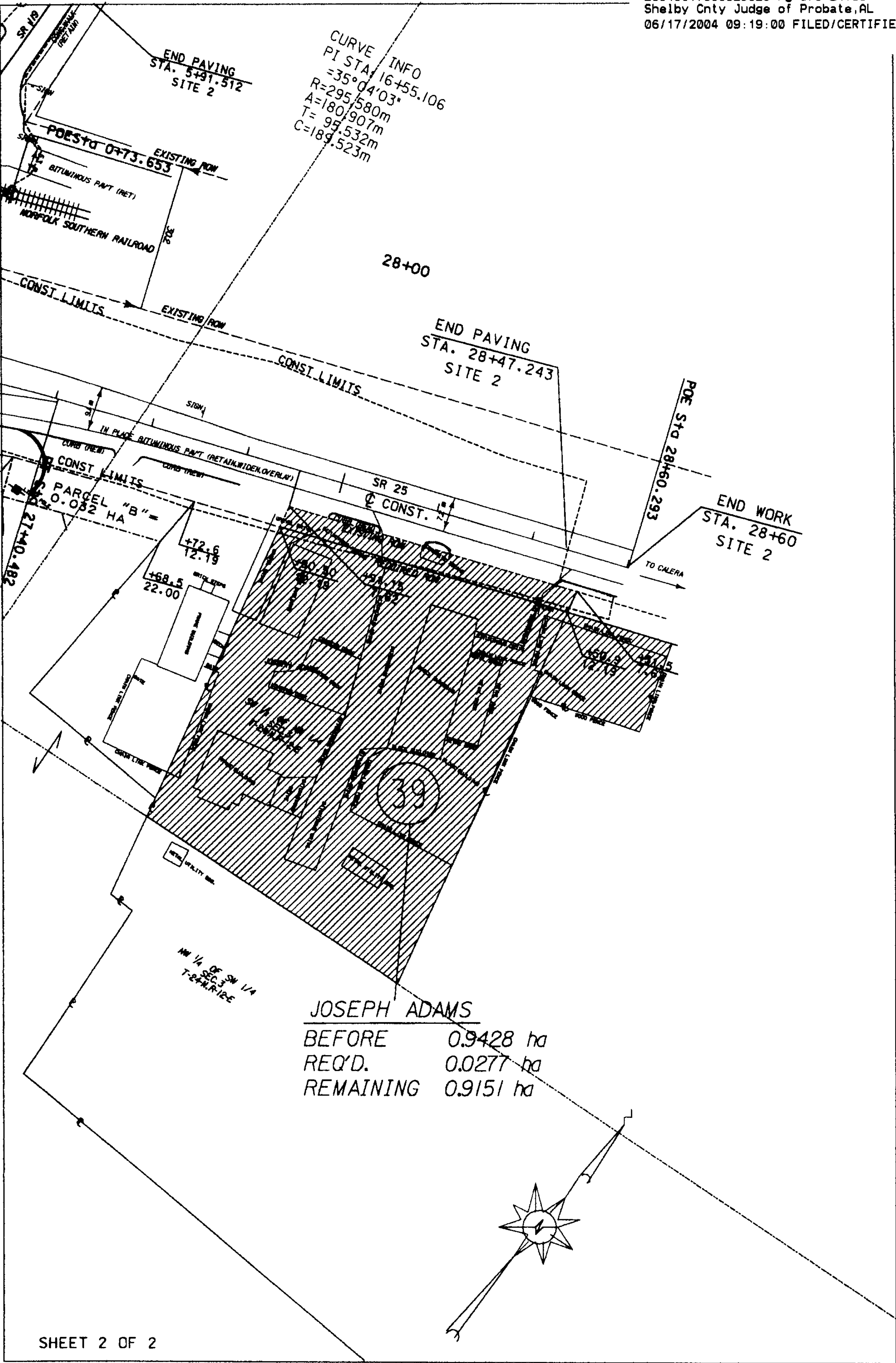
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, J.H. Rouse, a Notary Public, in and for said County and State, hereby certify that Joseph T. Adams whose name as President of the Company, 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 this conveyance, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 10th day of June, 2004.

J.H. Rouse
Notary Public

My Commission Expires: 5-15-05



SHEET 2 OF 2

TRACT NUMBER <u>39</u> ALABAMA DEPARTMENT OF TRANSPORTATION	
OWNER: <u>MONTEVALLO SMALL</u>	
<u>ENGINES, INC.</u>	
TOTAL HECTARES: <u>1.0281</u>	PROJ. NO. <u>STPBH 9802(98)</u>
R/W REQUIRED: <u>0.0277</u>	COUNTY: <u>SHELBY</u>
REMAINDER: <u>1.0004</u>	SCALE: <u>1:1000</u>
	DATE: <u>02/25/04</u>
	REVISED: _____