FORM ROW-4
Rev. 3/01

THIS INSTRUMENT PREPARED BY:
ROD JONES-EARTH TECH CONSULTANT
ALABAMA DEPARTMENT OF TRANSPORTATION
BIRMINGHAM, ALABAMA 35202

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 1

FEE SIMPLE

20050725000370380 1/4 $22.50
Shelby Cnty Judge of Probate,AL
07/25/2005 12:13:44PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two thousand five hundred and no/100 dollar(s), cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Sunny R. Clowdus have 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 ~~Jefferson~~ Shelby County, Alabama and more particularly described as follows:

And As Shown On The Right Of Way Map of Project No. ER-8100(514) 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:

A part of the SE ¼ of the NE ¼, Section 9, Township 18 South, Range 1 East, identified as Tract No. 1, Project No. ER-8100(514), Shelby County, Alabama and being more fully described as follows:

Commencing at the NW corner of the SE ¼ of the NE ¼ of Section 9, Township 18 South, Range 1 East;

thence south along the west line of said SE ¼ of NE ¼ of Section 9, Township 18 South, Range 1 East a distance of 560.69 feet, more or less, to a point on the northwest right of way line of Alabama Highway 25;

thence northeast along said northwest line a distance of 210 feet to a point on the required right of way line and the southwest line of the property described herein, the **Point of Beginning;**

thence North 41 degrees 53 minutes 29 seconds West along said required right of way line a distance of 90.44 feet to a point on the required right of way line and the northwest line of the property described herein;

thence turn an angle of 90 degrees to the right and proceed N 48 degrees 06 minutes 31 seconds E along said required right of way line a distance of 150.00 feet to a point on the required right of way line and the northeast line of the property described herein;

thence turn an angle of 90 degrees to the right and proceed South 41 degrees 53 minutes 29 seconds East along said required right of way line a distance of 90.00 feet, more or less, to a point on the existing northwest right of way line of Alabama Highway 25;

thence southwest along said existing right of way line a distance of 150.00 feet, more or less, to the **Point of Beginning**, containing 0.31 acre, more or less.

Mineral and mining rights excepted.

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To Have and To Hold, unto the State of Alabama, its successors and assigns in fee simple forever.

And For The Consideration, Aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) 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 the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The Grantor(s) Herein Further Covenant(s) and Agrees that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) 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, I (we) have hereunto set my (our) hand(s) and seal this the _____ day of July 22, 2005

_____

_____

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ACKNOWLEDGEMENT

STATE OF ALABAMA___)

COUNTY OF SHELBY___)

I, Tonya Rooker, a Notary Public, in and for said County and State, hereby certify that Sunny R. Clowdus

whose name (s) 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 _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2005.

Tonya A. Rooker
Notary Public

My Commission Expires: 6/23/07

Northwest Corner
SE 1/4 of NE 1/4
Section 9, T-18S, R-1E

Point	Northing	Easting	Elevation	Description
1	1000.00000	1000.00000	0.00	NW cor SE of NE,S9/18S/1E
2	439.31105	1001.08460	0.00	Int with ROW line
3	463.77218	1017.73456	0.00	PC
4	538.61878	1068.68040	0.00	PI
5	601.19190	1134.11813	0.00	PT
6	610.65320	1144.01257	0.00	PI
7	619.79429	1154.20356	0.00	PT
8	701.67688	1245.49080	0.00	Point on ROW... Corner
9	768.67395	1185.39594	0.00	Corner
10	668.51382	1073.73188	0.00	Corner
11	-19.31085	1727.45601	0.00	CC
~BS1	456.32800	1024.41170	0.00	Automatic created BS point

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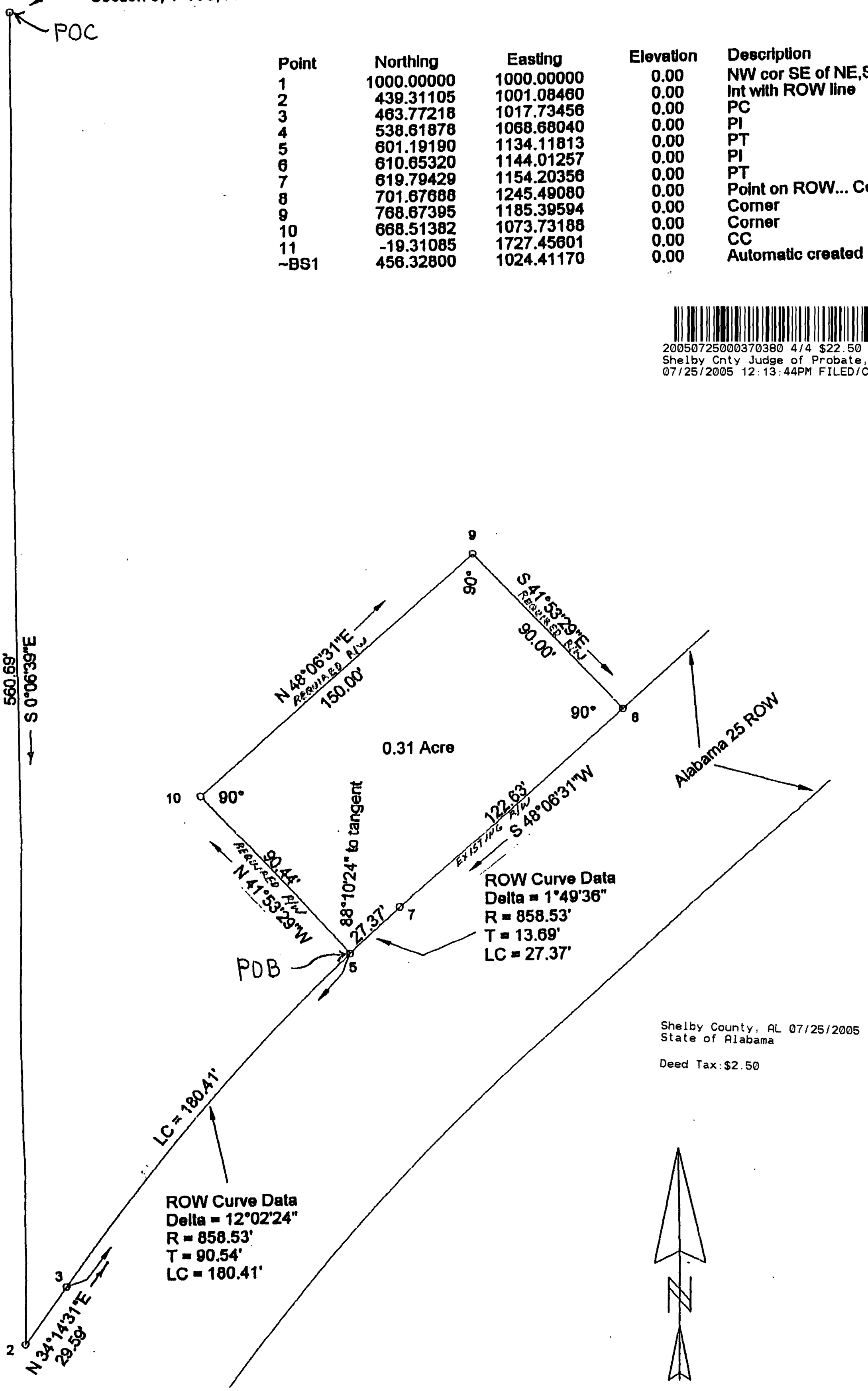

Shelby County, AL 07/25/2005
State of Alabama

Deed Tax:$2.50

TRACT NUMBER 1
OWNER: Sunny Clowdus
TOTAL ACREAGE: 3.41
R/W REQUIRED: 0.31
REMAINDER: 3.10

ALABAMA DEPT. OF TRANSPORTATION
PROJECT NO. ER-8100(514)
COUNTY: Shelby
SCALE: 1 INCH = 50 FT
DATE: 6/08/2005