20050727000375580 1/4 $94.00
Shelby Cnty Judge of Probate,AL
07/27/2005 09:32:19AM FILED/CERT

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

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY) TRACT NO. 1

KNOW ALL MEN BY THESE PRESENTS: That the State of Alabama, Party of the First Part, for and in consideration of the sum of Seventy Three Thousand Nine Hundred and No/100 Dollars ($73,900.00) in hand paid to the State of Alabama by Moiz Fouladbakhsh, Party of the Second Part, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said Party of the Second Part all of its right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama:

Subject to easements, rights of way, restrictions and reservations of record; Also subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate: And as shown on the right-of-way map of Project No. F-214 (20) 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:

EXCESS RIGHT OF WAY

A part of NE ¼ and NW ¼ of the SE ¼ of Section 27, Township 19 South, Range 1 West, Huntsville Meridian, identified as Tract No. 1 on Project No. F-214 (20) in Shelby County, Alabama and being more fully described as follows:

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Commence at the SE corner of the NW ¼ of the SE ¼ of Section 27, Township 19 South, Range 1 West;

Thence north along the east line of said NW ¼ of the SE ¼ of Section 27, Township 19 South, Range 1 West, a distance of 335.0 feet, more or less, to the southeast right of way line of County Road 47;

Thence southwest along said southeast right of way line of County Road 47 a distance of 126.0 feet, more or less, to a point that is 80 feet southeast of and perpendicular to the northwest right of way line of County Road 47 at Station 26+50;

Thence northwest a distance of 80 feet, more or less, to said point on the northwest right of way line of County Road 47 at Station 26+50 and the Point of Beginning;

Thence northeast along the existing right of way line of US-280 a distance of 158.3 feet, more or less, to a point that is 90 feet northwest of and perpendicular to the centerline of County Road 47 at station 25+00;

Thence northwest along the existing right of way line a distance of 128.4 feet, more or less, to a point that is 265 feet southeast of and perpendicular to the centerline of US-280 at Station 525+00;

Thence southwest along the existing right of way line a distance of 99.9 feet, more or less, to a point that is 265 feet southeast of and perpendicular to the centerline of US-280 at Station 524+00;

Thence northwest along the existing right of way line a distance of 239.9 feet, more or less, to a point that is 150 feet southeast of and perpendicular to the centerline of US-280 at station 522+00;

Thence northeast along a line that is parallel to and 150 feet southeast of the centerline of US-280 a distance of 443.0 feet to a point that is 150 feet southeast of and perpendicular to the centerline of US-280;

Thence southeast 43 degrees 49 minutes 41 seconds and run a distance of 162.2 feet, more or less, to the existing northwest right of way line of County Road 47;

Thence southwest along said right of way line a distance of 328.2 feet, more or less, to the Point of Beginning, containing 1.54 acres, more or less.

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TO HAVE AND TO HOLD, the same unto the said parties of the Second Part, their heirs and assigns forever.

This the 7th day of June, 2005 .

APPROVED:

BY _____
D. J. McINNES
TRANSPORTATION DIRECTOR

THE STATE OF ALABAMA

BY _____
BOB RILEY
GOVERNOR OF ALABAMA

APPROVED AS TO LEGAL FORM:

BY _____
JIM R. IPPOLITO, JR.
LEGAL COUNSEL

ATTEST:

BY: _____
NANCY L. WORLEY
SECRETARY OF STATE
OF THE STATE OF ALABAMA

CERTIFICATION

STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

TO: Honorable Bob Riley, Governor of the State of Alabama:

I, D. J. McInnes, Director of the Alabama Department of Transportation, do hereby certify that the Alabama Department of Transportation, acting by and through the powers vested in it by law, has obtained and negotiated with Moiz Fouladbakhsh in the Quitclaim Deed hereto attached, for the sale of certain lands by the State of Alabama, which lands are located in Shelby County, Alabama, and which said lands are better described in said Quitclaim Deed, and do further certify that all requirements of law with respect to such sale have been complied with.

This the 1st day of June 2005.

_____
D. J. McINNES
TRANSPORTATION DIRECTOR

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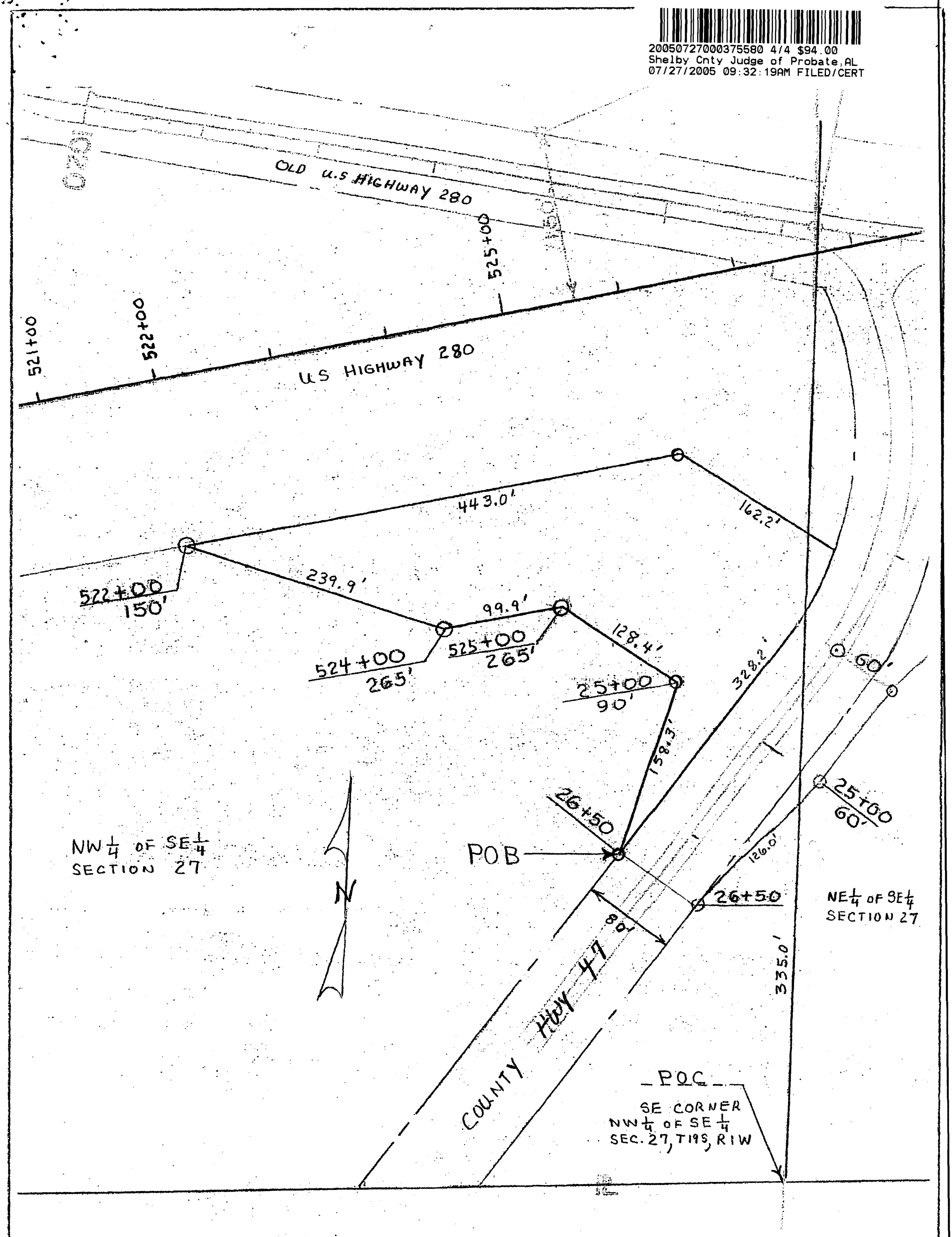

Shelby County, AL 07/27/2005
State of Alabama

Deed Tax:$74.00

Tract No. 1
From: State of Alabama
To: Moiz Fouladbakhsh
Acreage Before Sale: 11.80
Acreage Sold: 1.54
Acreage After Sale: 13.34

Alabama Department of Transportation
Project No. F-214 (20)
County: Shelby
Scale: 1 inch = 100 feet
Date: 4-20-2005
Revised: _____