20050906000457200 1/4 $21.00
Shelby Cnty Judge of Probate,AL
09/06/2005 11:23:45AM FILED/CERT

Form ROW-4

crr

THIS INSTRUMENT PREPARED BY:
VIRGIL OVERTON
ALABAMA DEPARTMENT OF TRANSPORTATION
P.O. BOX 2745
BIRMINGHAM, ALABAMA 35202

STATE OF ALABAMA)

SHELBY)

TRACT NO. 11

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of SIX HUNDRED FORTY AND 00/100 $640.00 dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we (I), the undersigned, grantor(s), THOMAS E. EDWARDS, AND WIFE, MARGARET P. EDWARDS, have [redacted] 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, Alabama, and more particularly described as follows: And as shown on the right of way plans of Project No. STPBH-411(3) of record in the State of Alabama Department of Transportation, a copy of which is also deposited in the Office of the Judge of Probate of Jefferson 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 SW ¼ of the NE ¼, and a part of the SE ¼ of the NE ¼, Section 24, Township 21 South, Range 1 West, identified as Tract No. 11 Project No. STPBH-0025(504), being more fully described as follows:

PARCEL 1 of 2:

Commencing at the southeast corner of said SW ¼ of NE ¼;

thence N 12 degrees 31 minutes 13 seconds W a distance of 665.91 feet to the southwest property line at a point on the required right of way line that extends from a point that is offset 70.0 feet and perpendicular to the centerline of State Road No. 25 at Station 83+20.0 to a point on the present southeast right of way line of said State Road No. 75 that is perpendicular to the centerline of said State Road No. 75 at Station 83+50, the point of beginning;

thence northwesterly along said southwest property line a distance of 7.37 feet to said present southeast right of way line of State Road No.25;

thence northeasterly along said present southeast right of way line a distance of 12.84 feet to a point (said point offset 65.5 feet and perpendicular to said centerline of State Road No. 25 at Station 83+50;

thence southerly along the required right of way line a distance of 14.67 feet to the point of beginning.

Containing 0.001 acre, more or less.

PARCEL 2 of 2:

Commencing at the southeast corner of the SW ¼ of the NE ¼, Section 24, Township 21 South, Range 1 West;

thence N 12 degrees 31 minutes 13 seconds W a distance of 680.58 feet to a point on the present southeast right of way line of State Road No. 25 (said point perpendicular to the centerline of said State Road No. 25 at Station 83+50);

thence northeasterly along said present southeast right of way line a distance of 230.23 feet to a point (said point offset 80.0 feet and perpendicular to the centerline of said State Road No. 25 (Bypass) at Station 67+80.97), the point of beginning;

thence continue northeasterly along said present southeast right of way line a distance of 133.54 feet to the east property line;

thence southerly along said east property line a distance of 43.24 feet to a point on the required right of way line that extends from a point that is offset 80.0 feet and perpendicular to the centerline of State Road No. 25 (bypass) at Station 67+80.97 to a point that is offset 80.0 feet and perpendicular to said centerline at Station 69+24.30;

thence southwesterly along said required right of way line a distance of 97.46 feet to the point of beginning;

Containing 0.031 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 [redacted] do for ourselves [redacted], for our [redacted] heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama, that we [redacted] are [redacted] lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we [redacted] 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 ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that we [redacted] will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The grantor(s) herein further covenant[redacted] and agree that the purchase price above-stated is in full compensation to them [redacted] for this conveyance, and hereby release the State of Alabama, and all of its employees and officers from any and all damages to their [redacted] 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.

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In Witness Whereof, we have hereunto set our hands and seals this the 31st day of August, 2005.

Thomas E. Edwards
THOMAS E. EDWARDS

Margaret P. Edwards
MARGARET P. EDWARDS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that THOMAS E. EDWARDS, and wife, MARGARET P. EDWARDS whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily as of the day the same bears date.

Given under my hand this 31st day of August, 2005.

[SEAL]

Notary Public
My Commission Expires: 11/2/08

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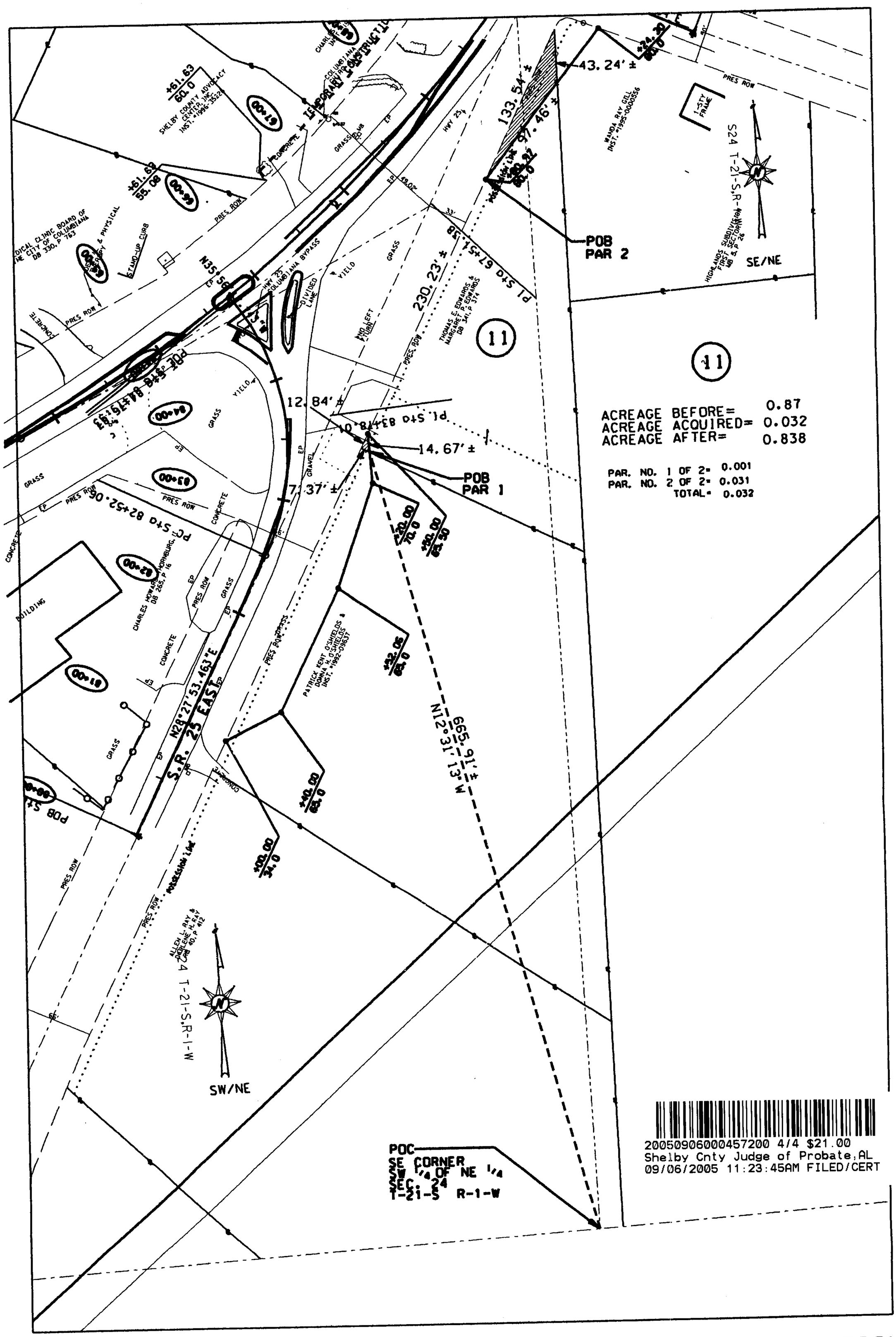

ACREAGE BEFORE= 0.87
ACREAGE ACQUIRED= 0.032
ACREAGE AFTER= 0.838

PAR. NO. 1 OF 2= 0.001
PAR. NO. 2 OF 2= 0.031
TOTAL= 0.032

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TRACT NUMBER 11

OWNER: THOMAS E. EDWARDS & MARGARET P. EDWARDS

TOTAL ACREAGE: 0.87
R/W REQUIRED: 0.032
REMAINDER: 0.838

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. STPBH-0025(504)
COUNTY: SHELBY
SCALE: 1" = 100'
DATE: 01/25/05
REVISED:

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