20050913000474810 1/4 $21.00
Shelby Cnty Judge of Probate,AL
09/13/2005 02:39:40PM FILED/CERT

FORM ROW-4
Rev. 3/01

THIS INSTRUMENT PREPARED BY
BRANDY MURPHY LEE
ALABAMA DEPARTMENT OF TRANSPORTATION
P.O. BOX 2745
BIRMINGHAM, ALABAMA 35202-2745

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJECT NO. BR-0070(500)
TRACT NO. 1

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Thousand Five Hundred Dollars and no/100, 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), Michael A. Callahan and Teresa L. Callahan, 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 Shelby County, Alabama and more particularly described as follows:

And as shown on the right of way map of Project No. BR-0070(500) 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 NE 1/4 of the NE 1/4, Section 29, Township 21 South, Range 1 West, and a part of the NW 1/4 of the NW 1/4, Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, identified as Tract No. 1, Project No. BR-0070 (500), more particularly described as follows:

Commence at the northwest corner of said NW 1/4 of NW 1/4;

Thence southerly along the west boundary of said NW 1/4 of NW 1/4 a distance of 887.28 feet to a point on the required right of way line (said point offset 80.00 feet and perpendicular to the Project centerline), the point of beginning;

thence northeasterly along said required right of way line, parallel with said Project centerline, a distance of 223.07 feet to a point on the easterly property line (said point offset 80.00 feet and perpendicular to said Project centerline at Station 106+11.90);

thence southerly along said easterly property line a distance of 32.28 feet to a point on the present northwest right of way line of State Road 70 (said point offset 47.72 feet and perpendicular to said Project centerline at Station 106+11.45);

thence southwesterly along said present northwest right of way line a distance of 223.07 feet to a point on an offset in said present northwest right of way line (said point offset 62.85 feet and perpendicular to said Project centerline at Station 103+88.91);

thence southeasterly a distance of 10 feet, more or less, to a point on the present right of way line of State Road 70 (said point offset 52.85 feet and perpendicular to said Project centerline at Station 103+88.42);

thence southwesterly along said northwest right of way line a distance of 388.48 feet to a point (said point offset 60.06 feet and perpendicular to said Project centerline at Station 100+00.00);

thence northwesterly a distance of 20 feet, more or less, to a point on the required right of way line (said point offset 80.00 feet and perpendicular to said Project centerline at Station 100+00.00);

thence northeasterly along said required right of way line and parallel with said Project centerline for a distance of 388.83 feet, more or less, to the point of beginning.

Containing 0.323 acres, 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, 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 ad valorem 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 AGREE(S) 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 31 day of May, 2005.

_____ (LS)
MICHAEL A. CALLAHAN

_____ (LS)
TERESA L. CALLAHAN

TRACT 1

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ACKNOWLEDGEMENT

STATE OF Alabama)

COUNTY OF Shelby)

I, Erin Clayton Benson a Notary Public, in and for said County and State, hereby certify that Michael A Teresa Callaher whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 31 day of May, 2005

Erin Clayton Benson NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-2-07

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County and State, hereby certify that _____, of the Company, a corporation, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ 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 _____ day of _____, 20___.

_____NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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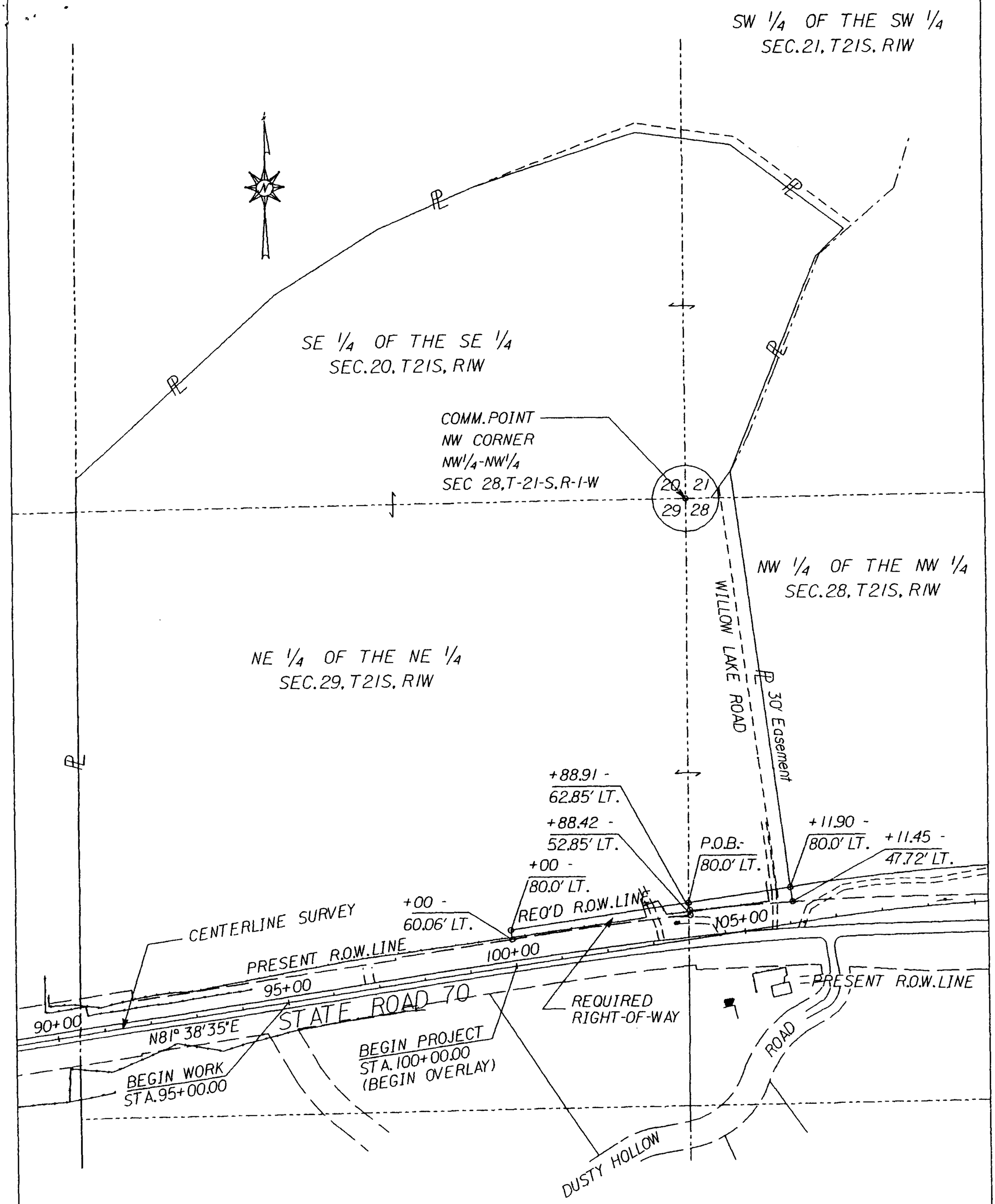

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R.O.W. ACQUIRED : 0.323 ACRES

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT : NO. 1

OWNER : MICHAEL A. CALLAHAN & TERESA L. CALLAHAN

	ACRES
TOTAL AREA	53.524
R.O.W. ACQUIRED	0.323
AREA REMAINING	53.201

REVISIONS

PROJECT NUMBER : BRF – 0070(500)

SHELBY COUNTY, ALABAMA

SCALE – 1" = 300'

DATE: 01 – 07 – 04

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