FORM ROW-4
Rev. 3/01

20050923000498180 1/4 $21.00
Shelby Cnty Judge of Probate,AL
09/23/2005 04:03:04PM FILED/CERT

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. 4

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Thousand Nine 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), Eldridge C. Childress and Carolyn C. Childress, 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 ¼ of the NW ¼, Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, identified as Tract No. 4, Project No. BR-0070 (500), more particularly described as follows:

Commence at the northeast corner of said NE 1/4 of NW 1/4;

thence southerly along the east boundary of said NE 1/4 of NW 1/4 a distance of 518.72 feet to a point on the northwesterly required right of way line (said point offset 80.00 feet and perpendicular to the Project centerline at Station 130+90.04), the point of beginning;

thence southerly a distance of 10.04 feet to a point on the present northwesterly right of way line of State Road 70 (said point offset 70.10 feet and perpendicular to the Project centerline at Station 130+86.98);

thence southwesterly along said present right of way line a distance of 379.97 feet to a point on the southwesterly property line (said point offset 56.44 feet and perpendicular to the Project centerline at Station 127+12.37);

thence northwesterly a distance of 23.59 feet to a point on the northwesterly required right of way line (said point offset 80.00 feet and perpendicular to the Project centerline at Station 127+11.17);

thence northeasterly along said required right of way line and parallel with the Project centerline a distance of 241.65 feet to the point of a curve to the right (said point offset 80.00 feet and perpendicular to the Project centerline at P.C. Station 129+52.80), the radius of said curve being 1989.86 feet;

thence northeasterly along said required right of way line and along the arc of said curve a distance of 142.98 feet, more or less, to the point of beginning.

Containing 0.117 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 _____day of 2/11/2005, 2005.

(LS)
ELDRIDGE C. CHILDRESS

(LS)
CAROLYN C. CHILDRESS

TRACT 4

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ACKNOWLEDGEMENT

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STATE OF Alabama)

COUNTY OF Shelby)

I, Deborah A. Zarola, a Notary Public, in and for said County and State, hereby certify that Eldridge C Childress & Carolyn Childress, 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, Same executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 2005

Deborah A Zarola NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 27, 2008

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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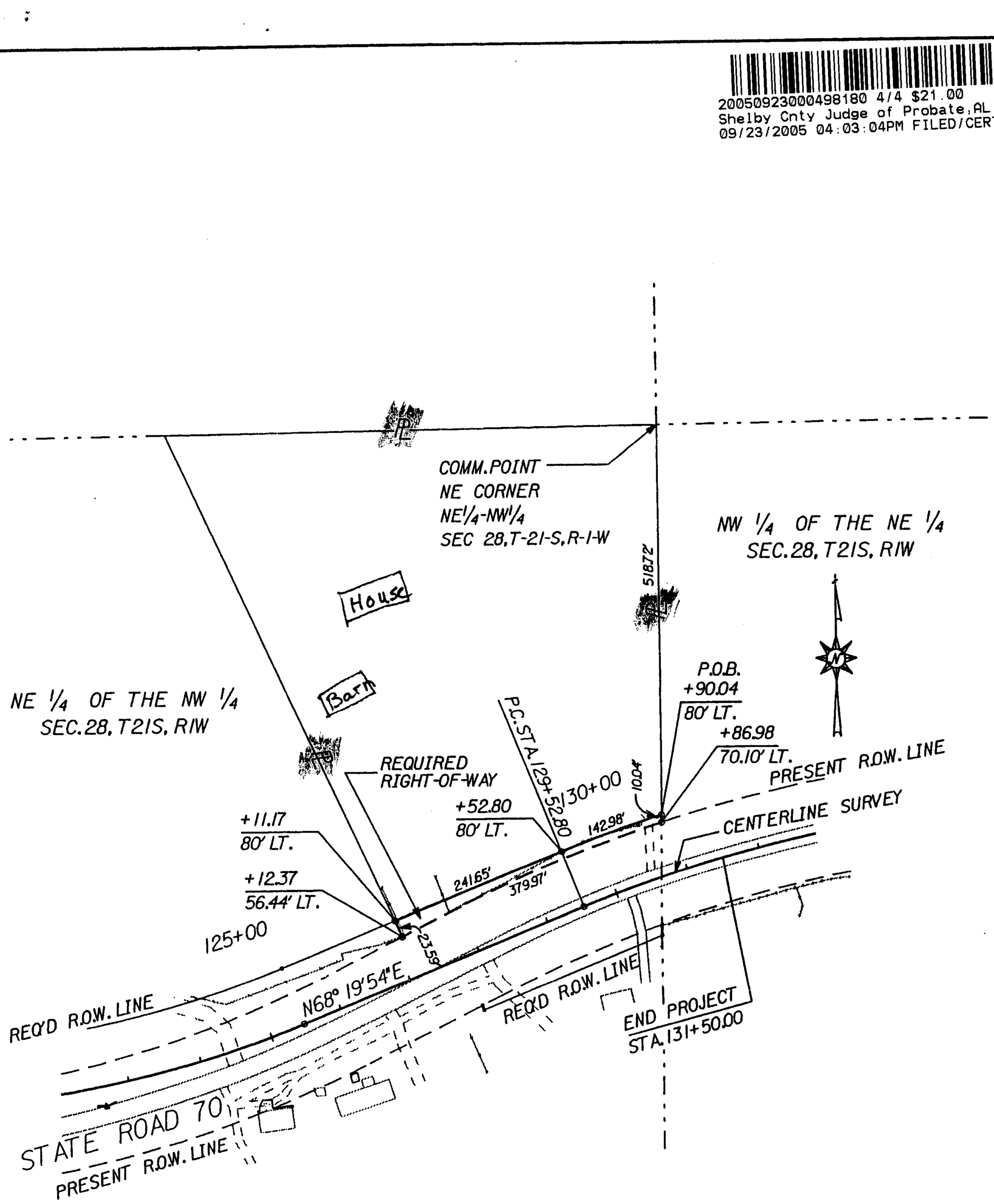

R.O.W. ACQUIRED : 0.117 ACRES

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT : NO. 4

OWNER : ELDRIDGE C. & CAROLYN CHILDRESS

	ACRES
TOTAL AREA	7.153
R.O.W. ACQUIRED	0.117
AREA REMAINING	7.036

REVISIONS

PROJECT NUMBER : BR - 0070 (500)

SHELBY COUNTY, ALABAMA

SCALE - 1" = 200'

DATE: 09 - 22 - 04