20050923000498200 1/4 $21.00
Shelby Cnty Judge of Probate,AL
09/23/2005 04:03:06PM 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. 3

# FEE SIMPLE
# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Fourteen Thousand 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), Richard G. Seale and Debbie A. Seale 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 NW 1/4 , Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, identified as Tract No. 3, Project No. BR- 0070 (500), more particularly described as follows:

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

thence southerly along the west boundary of said NE 1/4 of NW 1/4 a distance of 786.40 feet to a point on the northerly required right of way line (said point offset 105.00 feet and perpendicular to the Project centerline at Station 116+99.39), the point of beginning;

thence easterly along said required right of way line and parallel with said Project centerline a distance of 283.29 feet to the point of a curve to the left (said point offset 105.00 feet and perpendicular to the Project centerline at P.C. Station 119+82.68), the radius of said curve being 1422.89 feet;

thence northeasterly along said required right of way line and parallel with said Project centerline and along the arc of said curve a distance of 248.93 feet to a point on an offset in said required northwesterly right of way line (said point offset 105.00 feet and perpendicular to the Project centerline at Station 122+50.00);

thence southeasterly a distance of 25.00 feet to a point on the northwesterly required right of way line and the point of a curve to the left (said point offset 80.00 feet and perpendicular to the Project centerline at Station 122+50.00), the radius of said curve being 1447.89 feet;

thence northeasterly along said required right of way line and parallel with said Project centerline and along the arc of said curve a distance of 281.58 feet to a point on said required northwesterly right of way line (said point offset 80.00 feet and perpendicular to the Project centerline at P.T. Station 125+47.13);

thence northeasterly along said required right of way line and parallel to the Project centerline a distance of 164.04 feet to a point on the northeasterly property line (said point offset 80.00 feet and perpendicular to the Project centerline at Station 127+11.17);

thence southeasterly a distance of 23.59 feet to a point on the present northwesterly right of way line of State Road 70 (said point offset 56.44 feet and perpendicular to the Project centerline at Station 127+12.37);

thence southwesterly along said present right of way line 292.25 feet to a point on the southerly property line (said point offset 37.74 feet and perpendicular to the Project centerline at Station 124+ 17.27);

thence westerly a distance of 547.20 feet to the point of a curve to the left (said point offset 101.86 feet and perpendicular to the Project centerline at Station 118+53.67), the radius of said curve being 110.00 feet;

thence southwesterly along the arc of said curve a distance of 51.48 feet to a point (said point offset 90.41 feet and perpendicular to the Project centerline at Station 118+03.95);

thence southwesterly a distance of 117.69 feet to a point on the westerly property line (said point offset 38.13 feet and perpendicular to the Project centerline at Station 116+98.51);

thence northerly a distance of 66.87 feet, more or less, to the point of beginning.

Containing 0.49 1 acres, more or less.

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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 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 13 day of May, 2005.

Richard G Seale (LS)
RICHARD G. SEALE

Debbie A Seale (LS)
DEBBIE A. SEALE

**Tract 3**

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ACKNOWLEDGEMENT

STATE OF Alabama )

COUNTY OF Shelby )

I, Ashley Harrison, a Notary Public, in and for said County and State, hereby certify that Richard G. Seale and Debbie A. Seale 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-20-07

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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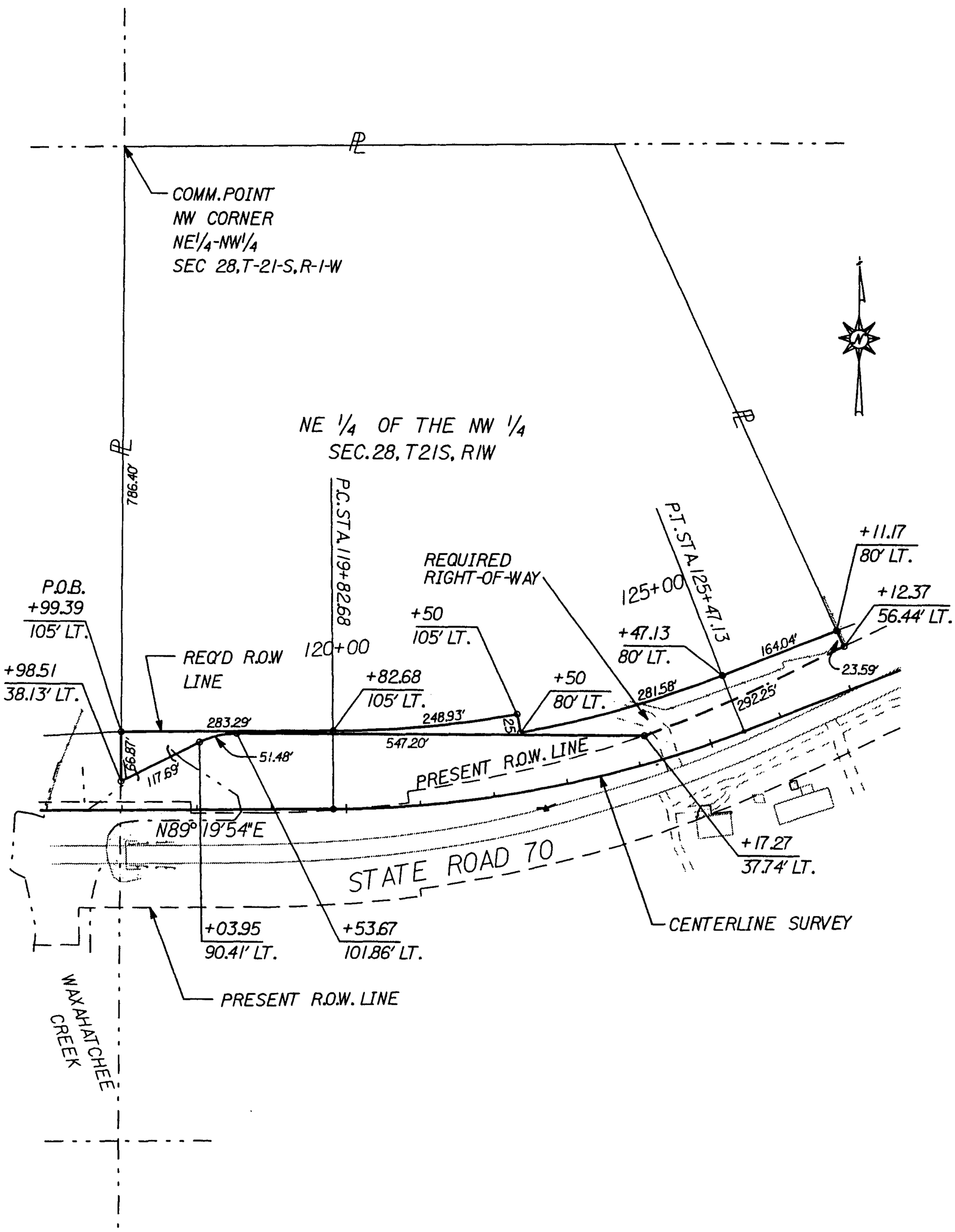


R.O.W. ACQUIRED : 0.491 ACRES

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT : NO. 3

OWNER : RICHARD G. & DEBBIE A. SEALE

| | ACRES |
|---|---|
| TOTAL AREA | 14.916 |
| R.O.W. ACQUIRED | 0.491 |
| AREA REMAINING | 14.425 |

REVISIONS

PROJECT NUMBER : BR - 0070 (500)

SHELBY COUNTY, ALABAMA

SCALE - 1" = 200'

DATE: 09 - 22 - 04