20051025000553310 1/4 $21.00
Shelby Cnty Judge of Probate,AL
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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. 5

FEE SIMPLE.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED AND 00/100 $8,600.00 dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, ~~we~~ (I), the undersigned, grantor(s), Andrew B. Brown, III a married man, ~~have~~ (has) 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-0025(504) 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 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 SE ¼, Section 23, Township 21 South, Range 1 West, identified as Tract No. 5, Project No. STPBH-0025(504), being more fully described as follows:

Commencing at the southwest corner of said NE ¼ of SE ¼;
thence N 82 degrees 05 minutes 44 seconds E a distance of 721.69 feet to a point on the required right of way line (said point being on the present northwest right of way line of State Road No. 25 perpendicular to the Project centerline at Station 45+22.0), the point of beginning ;
thence northeasterly along said required right of way line a distance of 135.27 feet to a point (said point offset 42.0 feet and perpendicular to the centerline of County Road No. 47 at Station 124+10.0);
thence northerly along said required right of way line, parallel with said centerline of Shelby County Road No. 47, a distance of 148.53 feet to the north property line;
thence easterly along said north property line a distance of 10.76 feet to the present west right of way line of Shelby County Road No. 47;

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thence southerly along said present west right of way line a distance of 141.90 feet to a flare in the present right of way between the present west right of way line of Shelby County Road No. 47 and the present northwest right of way line of State Road No. 25;

thence southwesterly along said present right of way flare a distance of 86.07 feet to said present northwest right of way line of State Road No. 25;

thence southwesterly along said present northwest right of way line a distance of 67.97 feet to the point of beginning.

Containing 0.079 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~~ (I) do for ~~ourselves~~ (myself), for ~~our~~ (my) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama, that ~~we~~ (I) ~~are~~ (am) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that ~~we~~ (I) 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~~ (I) 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 that the purchase price above-stated is in full compensation to ~~them~~ (him-~~her~~) for this conveyance, and hereby release the State of Alabama, and all of its employees and officers from any and all damages to ~~their~~ (his-~~her~~) 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, ~~we~~ (I) have hereunto set ~~our~~ (my) hand(s) and seal(s) this the 19th day of October, 2005.

Quincean B. Brown III L.S.

_____ L.S.

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ACKNOWLEDGMENT

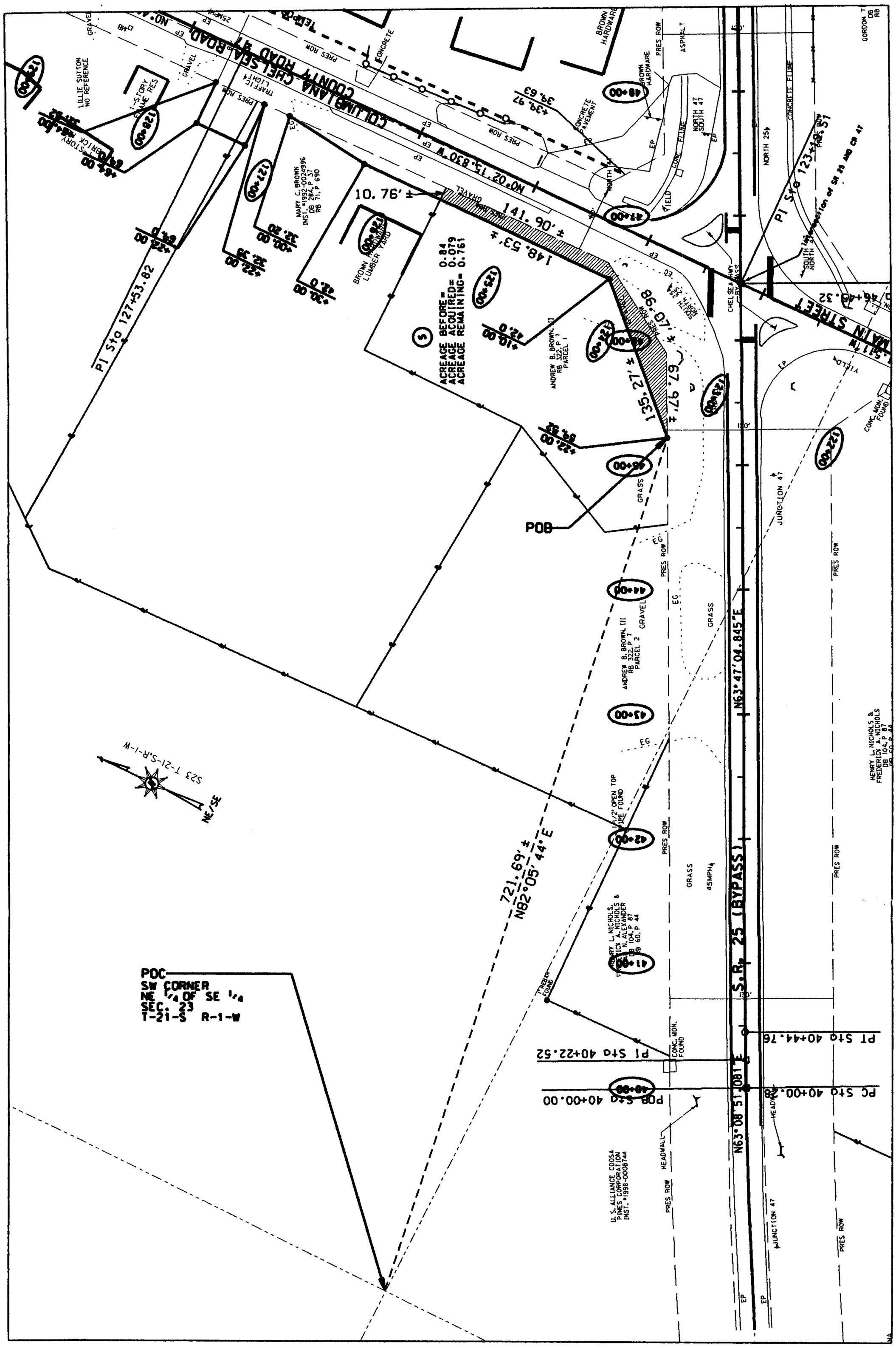
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Violet B. Powell, a Notary Public, in and for said County in said State, hereby certify that ANDREW B. BROWN, III, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of Oct., 2005.

Violet B. Powell
Notary Public

My Commission Expires: 10-29-06



TRACT NUMBER 5 ALABAMA DEPT. OF TRANSPORTATION

OWNER: ANDREW B. BROWN, III PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

TOTAL ACREAGE: 0.84 SCALE: 1" = 100'

R/W REQUIRED: 0.079 DATE: 01/24/05

REMAINDER: 0.761 REVISED:

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