20051025000553490 1/4 $21.00
Shelby Cnty Judge of Probate,AL
10/25/2005 09:44:00AM 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. 12

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of EIGHT HUNDRED FIFTY AND 00/100 DOLLARS $850.00 dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we (I), the undersigned, grantor(s), Wanda Gill, an unmarried woman, ~~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 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, identified as Tract No. 12, Project No. STPBH-0025(504), being more fully described as follows:

Commencing at the southwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$;

thence N 1 degree 43 minutes 39 seconds E a distance of 940.82 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 at Station 67+80.97 to a point on the present southwest right of way line of Highland Drive that is perpendicular to the centerline of said State Road No. 25 at Station 69+24.30, said point being on the west property line, the point of beginning;

thence northerly along said west property line a distance of 43.97 feet to a point on the present southeast right of way line of State Road No. 25, beginning a radius connecting to the present southwest right of way line of Highland Drive;

Hand Arendal

thence northeasterly, easterly, and southeasterly a distance of 41.46 feet to a point on said present southwest right of way line that is offset 80.0 feet and perpendicular to the centerline of State Road No. 25 at Station 69+24.30;

thence southwesterly along a line which, if extended, would intersect a point that is offset 80.0 feet and perpendicular to said centerline at Station 67+80.97 a distance of 55.90 feet to the point of beginning.

Containing 0.022 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 14 day of October, 2005.

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In Witness Whereof, we have hereunto set our hands and seals this the 14 day of October, 2005.

Wanda Ray Gill
WANDA RAY GILL

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that WANDA RAY GILL whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily as of the day the same bears date.

Given under my hand this 14th day of October, 2005.

[SEAL]

Joy Lynn Fletcher
Notary Public
My Commission Expires: 11/2/08

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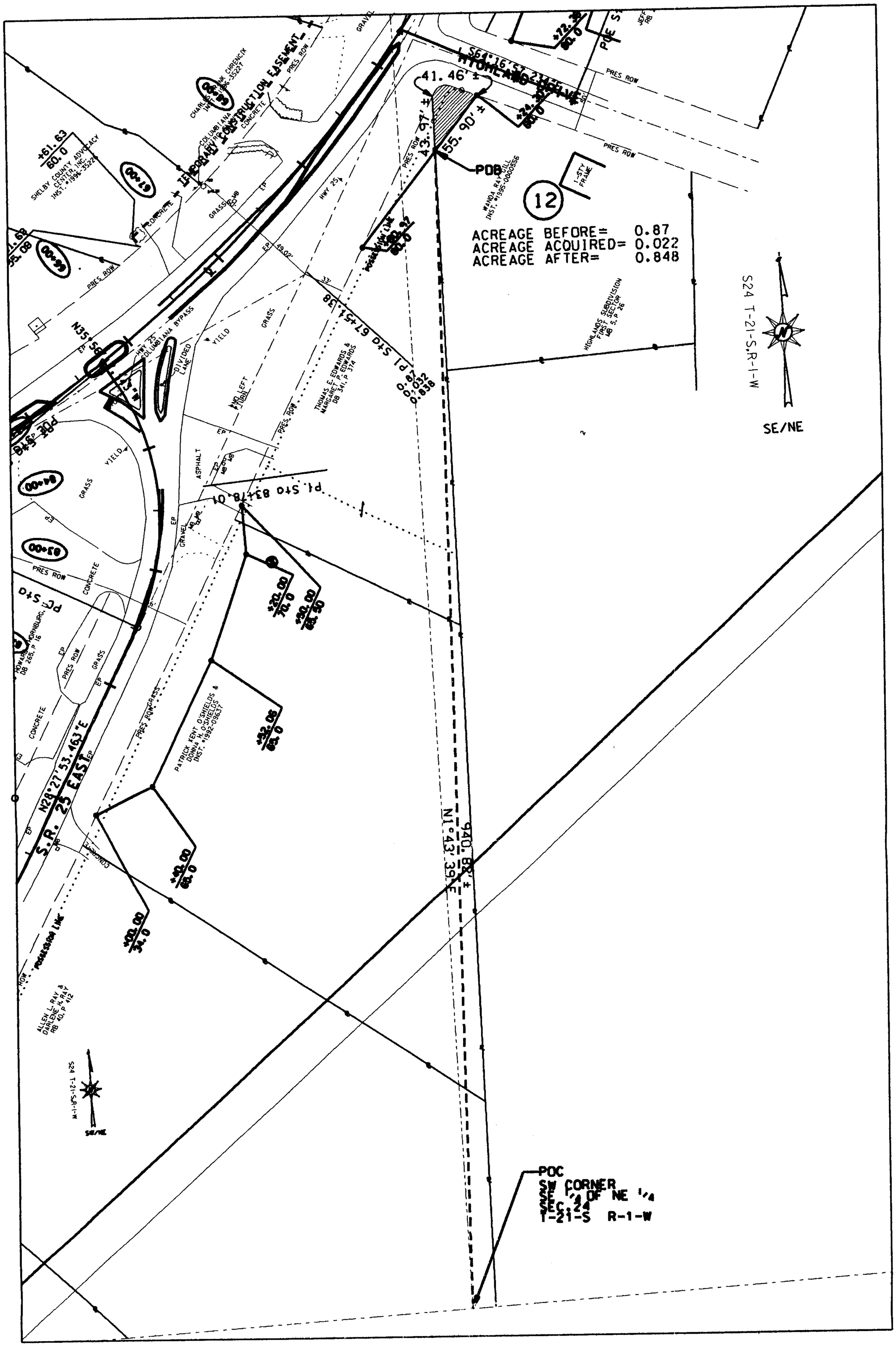

TRACT NUMBER 12

ALABAMA DEPT. OF TRANSPORTATION

OWNER: WANDA RAY GILL

PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

TOTAL ACREAGE: 0.87

SCALE: 1" = 100'

R/W REQUIRED: 0.022

DATE: 01/25/05

REMAINDER: 0.848

REVISED:

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