20051027000558990 1/4 $21.00
Shelby Cnty Judge of Probate,AL
10/27/2005 11:01:23AM 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. 7

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of **Thirteen Hundred and00/100** **$1300.00** dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we (~~I~~), the undersigned, grantor(s), Maggie Sutton, an unmarried woman, and Chris Sutton, 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 $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West, identified as Tract No. 7, Project No. STPBH-0025(504), being more fully described as follows:

Commencing at the southeast corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$;
thence N 44 degrees 21 minutes 50 seconds W a distance of 723.64 feet to a point on the present northwest right of way line of Shelby County Road No. 47 (said point being on the south property line), the point of beginning;
thence westerly along said south property line a distance of 36.65 feet to a point on the required right of way line (said point offset 64.0 feet and perpendicular to the centerline of said Shelby County Road No. 47);
thence northerly along said required right of way line, parallel with said centerline of Shelby County Road No. 47 a distance of 33.45 feet to a point (said point offset 64.0 feet and perpendicular to said centerline at Station 127+64.0);

20051027000558990 2/4 $21.00
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thence easterly along said required right of way line a distance of 36.48 feet to a point on the present west right of way line of said Shelby County Road No. 47 (said point perpendicular to the centerline of said County Road No. 47 at Station 127+64.0);

thence southerly along said present west right of way line a distance of 33.45 feet to the point of beginning.

Containing 0.029 acre, more or less.

thence northerly along said required right of way line which, if extended,

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 24th day of October, 2005.

Chris Sutton L.S.

Margie Sutton L.S.

20051027000558990 3/4 $21.00
Shelby Cnty Judge of Probate,AL
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In Witness Whereof, we have hereunto set our hands and seals this the 24th day of October, 2005.

Maggie Lee Sutton
MAGGIE LEE SUTTON

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that MAGGIE LEE SUTTON 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 24th day of October, 2005.

Kay Lynne Setstone
[SEAL] Notary Public
My Commission Expires: 11/2/08

Chris Sutton
CHRIS SUTTON

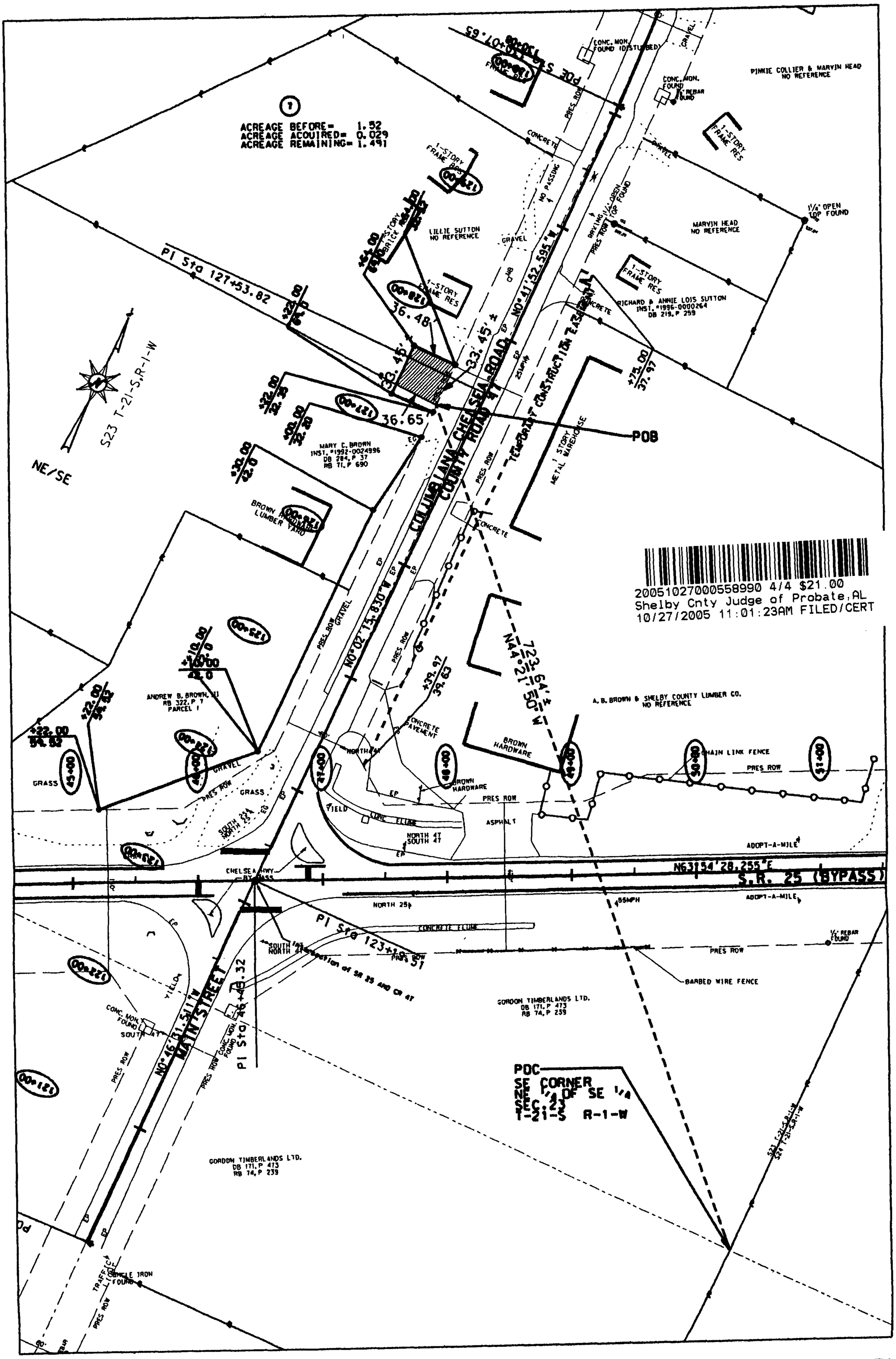
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that CHRIS SUTTON 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, he executed the same voluntarily as of the day the same bears date.

Given under my hand this 24th day of October, 2005.

Kay Lynne Setstone
[SEAL] Notary Public
My Commission Expires: 11/2/08



20051027000558990 4/4 $21.00
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TRACT NUMBER 7

ALABAMA DEPT. OF TRANSPORTATION

OWNER: **MAGGIE LEE SUTTON**
CHRIS SUTTON

PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

TOTAL ACREAGE: 1.52

SCALE: 1" = 100'

R/W REQUIRED: 0.029

DATE: 01/24/05

REMAINDER: 1.491

REVISED:

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