20051109000589010 1/5 $24.00
Shelby Cnty Judge of Probate,AL
11/09/2005 03:20:13PM 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 COUNTY)

WARRANTY DEED

TRACT NO. 6

This deed is given for the specific purpose of correcting and clarifying: Instrument #2000-44751, which shows that Johnie B. Brown assigned her interest to Brown Lands, LLC. Johnie B. Brown was married to Andrew B. Brown,III. By executing this deed on behalf of Brown Lands, LLC, Andrew B.Brown,III quitclaims any and all interest he may have had specifically to Brown Lands, LLC. Instrument #1992-24996, which recites that an undivided interest is being conveyed to Mary C. Brown. Mary C. Brown is deceased, but her son, Andrew B. Brown, III states that the interest conveyed was 100%.

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED AND NO/100 ($1,700.00) dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we (I), the undersigned, grantor(s), Brown Lands, LLC, 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. 6, Project No. STPBH-0025(504), being more fully described as follows:

PARCEL 1 OF 2:

Commencing at the southwest corner of said NE ¼ of SE ¼;
thence N 66 degrees 54 minutes 26 seconds E a distance of 879.53 feet to a point on the required right of way line (said point being on the south property line and offset 42.0 feet from the centerline of Shelby County Road No. 47);
thence northerly along said required right of way line, parallel with Project centerline, a distance of 70.68 feet to a point (said point offset 42.0 feet and perpendicular to said centerline at Station 126+30.0);

thence northeasterly along said required right of way line a distance of 66.70 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+00);

thence southerly along said present west right of way line a distance of 136.60 feet to the south property line;

thence westerly along said south property line a distance of 10.77 feet to the point of beginning.

Containing 0.025 acre, more or less.

PARCEL 2 OF 2:

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

thence N 66 degrees 54 minutes 26 seconds E a distance of 879.53 feet to a point on the required right of way line (said point being on the south property line and offset 42.0 feet from the centerline of County Road No. 47);

thence easterly along said south property line a distance of 10.77 feet to the present west right of way line of Shelby County Road No. 47;

thence northerly along said present west right of way line of Shelby County Road No. No. 47 a distance of 158.60 feet to a point on the required right of way line (said point perpendicular to the centerline of Shelby County Road No. 47 at Station 127+22.0), the point of beginning;

thence westerly along the required right of way line a distance of 36.65 feet to a point (said point offset 69.0 feet and perpendicular to said centerline at Station 127+22.0);

thence northerly along said required right of way line which, if extended, would intersect a point (said point offset 69.0 feet and perpendicular to said centerline at Station 127+64.0) a distance of 8,43 feet to the north property line;

thence easterly along said north property line a distance of 36.65 feet to the present west right of way line of Shelby County Road No. 47;

thence southerly along said present west right of way line a distance of 6.37 feet to the point of beginning.

Containing 0.006 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.

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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 1st day of November, 2005.

BROWN LANDS, LLC

Andrew B. Brown III L.S.

BY: Andrew B. Brown, III

Its: Managing Member

_____ L.S.

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ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County and State, hereby certify that _____, 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, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of_____, 200__.

_____NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

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ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA)

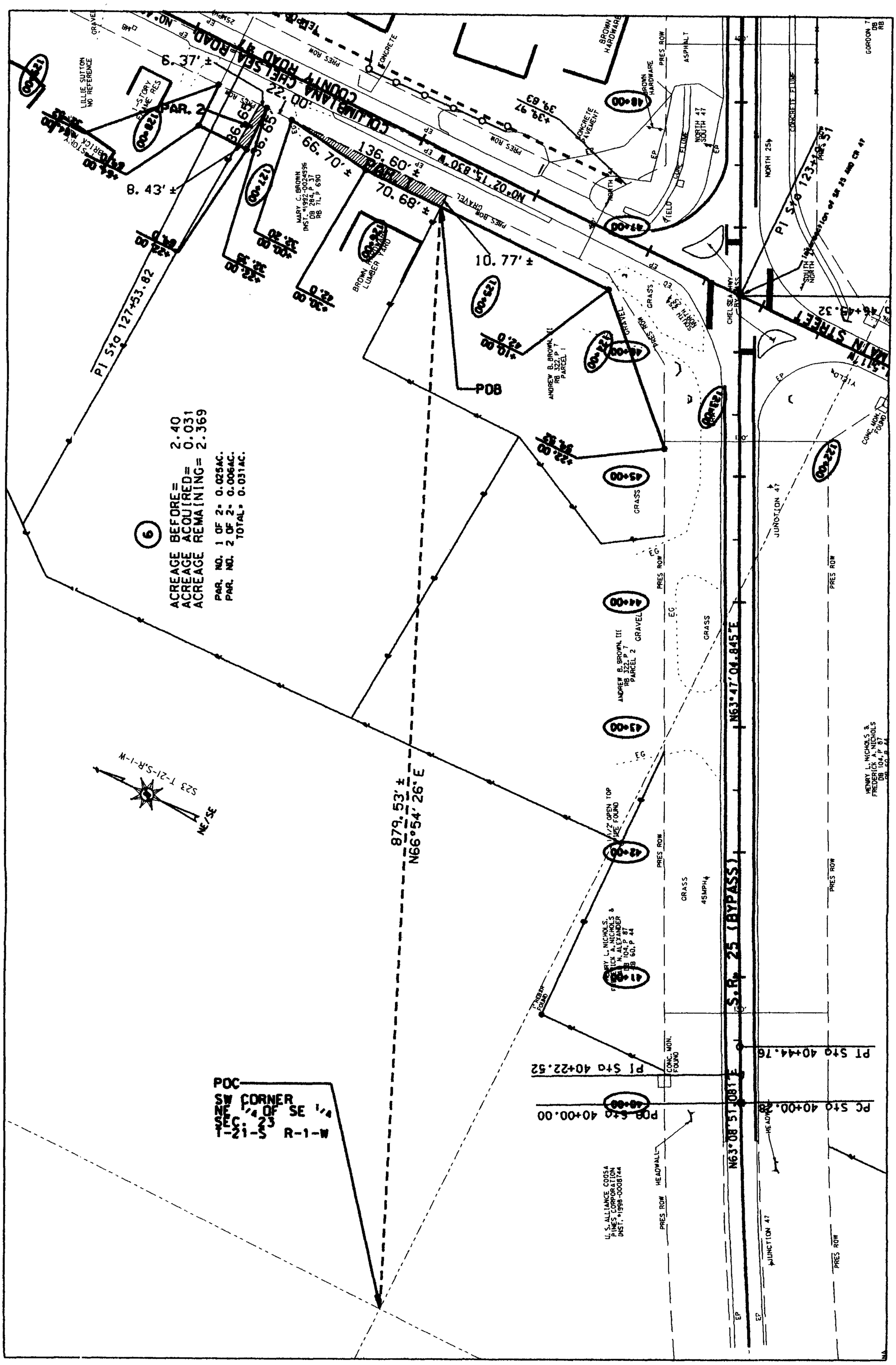
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Andrew B. Brown, III, whose name(s) as Managing Member of the Company, Brown Lands, LLC, an Alabama Limited Liability 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, he 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 1st day of November, 2005.

Conrad M. Fowler Jr NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/8/08



TRACT NUMBER 6 ALABAMA DEPT. OF TRANSPORTATION

OWNER: BROWN LANDS LLC

PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

TOTAL ACREAGE: 2.40

SCALE: 1" =100'

R/W REQUIRED: 0.031

DATE: 01/24/05

REMAINDER: 2.369

REVISED: 05/13/05

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