FORM ROW-4
Rev 10/03

THIS INSTRUMENT PREPARED BY
[DANNY STOKES]
[ALABAMA DEPARTMENT OF TRANSPORTATION]
[BIRMINGHAM,ALABAMA]

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJECT NO. ST-059-038-003
CPMS PROJ. NO.
TRACT NO. 3
DATE: 08/15/05

20060110000016220 1/3 $18.50
Shelby Cnty Judge of Probate,AL
01/10/2006 11:50:28AM FILED/CERT

FEE SIMPLE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eleven hundred seventy and 00/100 dollar(s), 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), Billy Bragg and Betty Bragg 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:

A part of the SW ¼ of SE ¼, Section 17, Township 19 South, Range 1 West, identified as Tract No. 3, on Project No. ST-059-038-003 in Shelby County, Alabama and being more fully described as follows:

COMMENCING at the SE corner of the SW 1/4 of SE 1/4 Of Section 17, Township 19 South, Range 1 West, thence run N 25°40'32" W, a distance of 527.25 feet, more or less, to a point on Present R/W line, (said point offset 38.77') which is said Point of Beginning;

Thence S 64°24'11" W and along the present R/W line of County Road 41, a distance of 89.79 feet;

Thence N 16°31'43" W and along the grantor's property line a distance of 11.57 feet to a point on the required R/W line that is between a point offset 65.00 feet and perpendicular to centerline of County Road 41, at station 56+50, to a point that is offset 38.77 feet and perpendicular to centerline of County Road 41, at station 58+50;

Thence N 71°48'11" E and along the required R/W line a distance of 88.71 feet; to a point on the present R/W line(said point offset 38.77' and perpendicular to centerline of County Road 41, at station 58+50), to the point and place of BEGINNING containing 0.012 acres, more or less;

Shelby County, AL 01/10/2006
State of Alabama

Deed Tax:$1.50

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 advalorem 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.

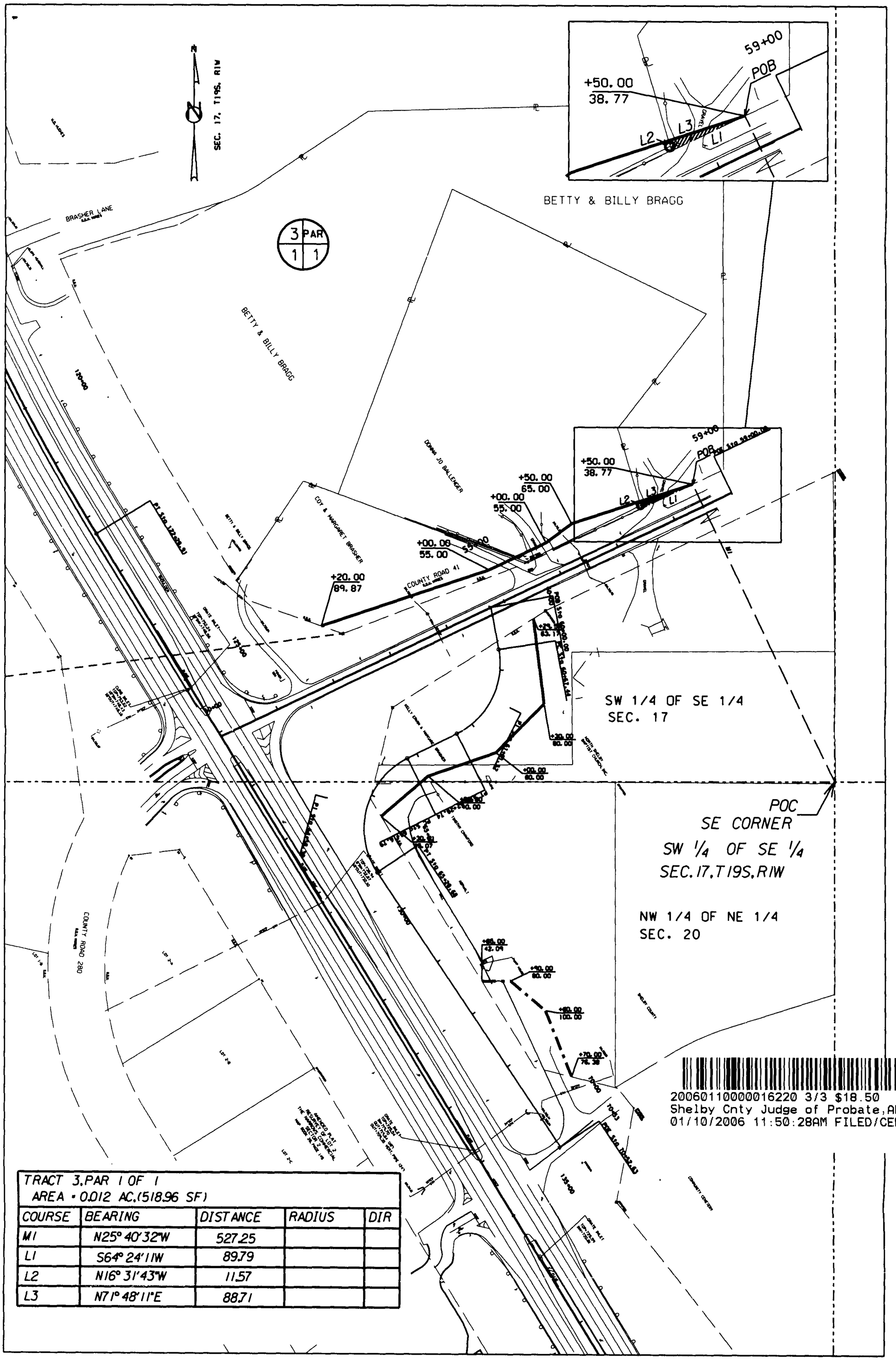
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 5th day of January, 2006.

Billy W. Bragg
Billy Bragg

Betty E. Bragg
Betty Bragg

20060110000016220 2/3 $18.50
Shelby Cnty Judge of Probate,AL
01/10/2006 11:50:28AM FILED/CERT



TRACT 3,PAR 1 OF 1
AREA = 0.012 AC.(518.96 SF)

COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	N25° 40'32"W	527.25		
L1	S64° 24'11"W	89.79		
L2	N16° 31'43"W	11.57		
L3	N71° 48'11"E	88.71		

TRACT NUMBER: 3

OWNER: BETTY & BILLY BRAGG

TOTAL ACREAGE: 9.369
R/W REQUIRED: 0.012
REMAINDER: 9.357

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. ST-059-038-003
COUNTY: SHELBY
SCALE: 1" = 200'
DATE: 07/29/05
REVISED:

...\ST-059-038-003\Plans\sk03.dgn 9/2/2005 1:54:47 PM