20060111000019220 1/4 $25.50
Shelby Cnty Judge of Probate,AL
01/11/2006 02:09:37PM FILED/CERT

FORM ROW-4

THIS INSTRUMENT PREPARED BY:
VIRGIL OVERTON
ALABAMA DEPARTMENT OF TRANSPORTATION
THIRD DIVISION
BIRMINGHAM, ALABAMA 35203

lw

STATE OF ALABAMA)

COUNTY OF SHELBY) TRACT NO. 14

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of **FIVE THOUSAND FIFTY AND 00/100 $5,050.00** dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we ~~(I)~~, the undersigned, grantor(s), **Stephen S. Johnson and wife, Linda T. Johnson** 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 ¼ of the NE ¼ Section 24, Township 21 S, Range 1 W, identified as Tract No. 14, Project STPBH-0025 (504), being more fully described as follows:

Commencing at the northwest corner of said SE ¼ of NE ¼:
thence S74 degrees 47 minutes 27 seconds E a distance of 217 feet to a point on the required right of way line that is offset 55.00 feet and perpendicular to the centerline of State Road No. 25 at Station 72+31.63, said point being on the present right of way line of North Highland Drive, the point of beginning;
thence southwesterly along the required right of way line a distance of 190± feet to a point, said point offset 56.25 feet and perpendicular to the centerline of State Rd. 25 at Station 70+46.18;
thence southwesterly along said required right of way line a distance of 80± feet to point on the present northeast right of way line of Highland Dr., said point offset 57.85 feet and perpendicular to the centerline of State Rd. 25 at Station 69+69.08;
thence northwesterly, northerly and northeasterly along said present right of way line and the present southeast right of way line of State Rd. 25 a distance of 272 feet to the present south right of way line of North Highland Dr.;
thence southeasterly along said present right of way line of North Highland Dr. a distance of 25± feet to the point of beginning.

Containing 0.13 acres, more or less.

Shelby County, AL 01/11/2006
State of Alabama

Deed Tax:$5.50

Temporary Construction easement:

Commencing at the northwest corner of said SE ¼ of NE ¼:
thence S74 degrees 47 minutes 27 seconds E a distance of 217 feet to a point on the required right of way line that is offset 55+00 feet and perpendicular to the centerline of State Road No. 25 at Station 72+31.63, said point being on the present right of way line of North Highland Drive, the point of beginning;
thence southeasterly along said present of way line a distance of 4± feet to a point, said offset 58.37 feet and perpendicular to the centerline of State Rd. 25 at Station 72.31.64;

Hand Carried

thence southwesterly along the temporary construction easement line a distance of 174± feet to the southeasterly property line;

thence northwesterly along said southeasterly property line a distance of 20± feet to a point on the required right of way line, said point offset 56.25 feet and perpendicular to the centerline of State Rd. 25 at Station 70+46.18;

thence northeasterly along said right of way line a distance of 190± feet to the point of beginning.

Containing 0.035 acres, more or less.

It is expressly understood that all rights, title and interest to the above described easement shall revert to the grantor(s) upon completion of said Project.

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 this the January 6, 2006.

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Stephen Johnson L.S.

Linda T. Johnson L.S.

ACKNOWLEDGEMENT

STATE OF Alabama)

COUNTY OF Jefferson)

I, Joy Lynn Tetstone, a Notary Public, in and for said County and State, hereby certify that Stephen S. Johnson Linda T. Johnson, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 20 06.

Joy Lynn Tetstone NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/2/08

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County and State, hereby certify that _____, whose name(s) as _____ of the 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, 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 _____ day of _____, 20____.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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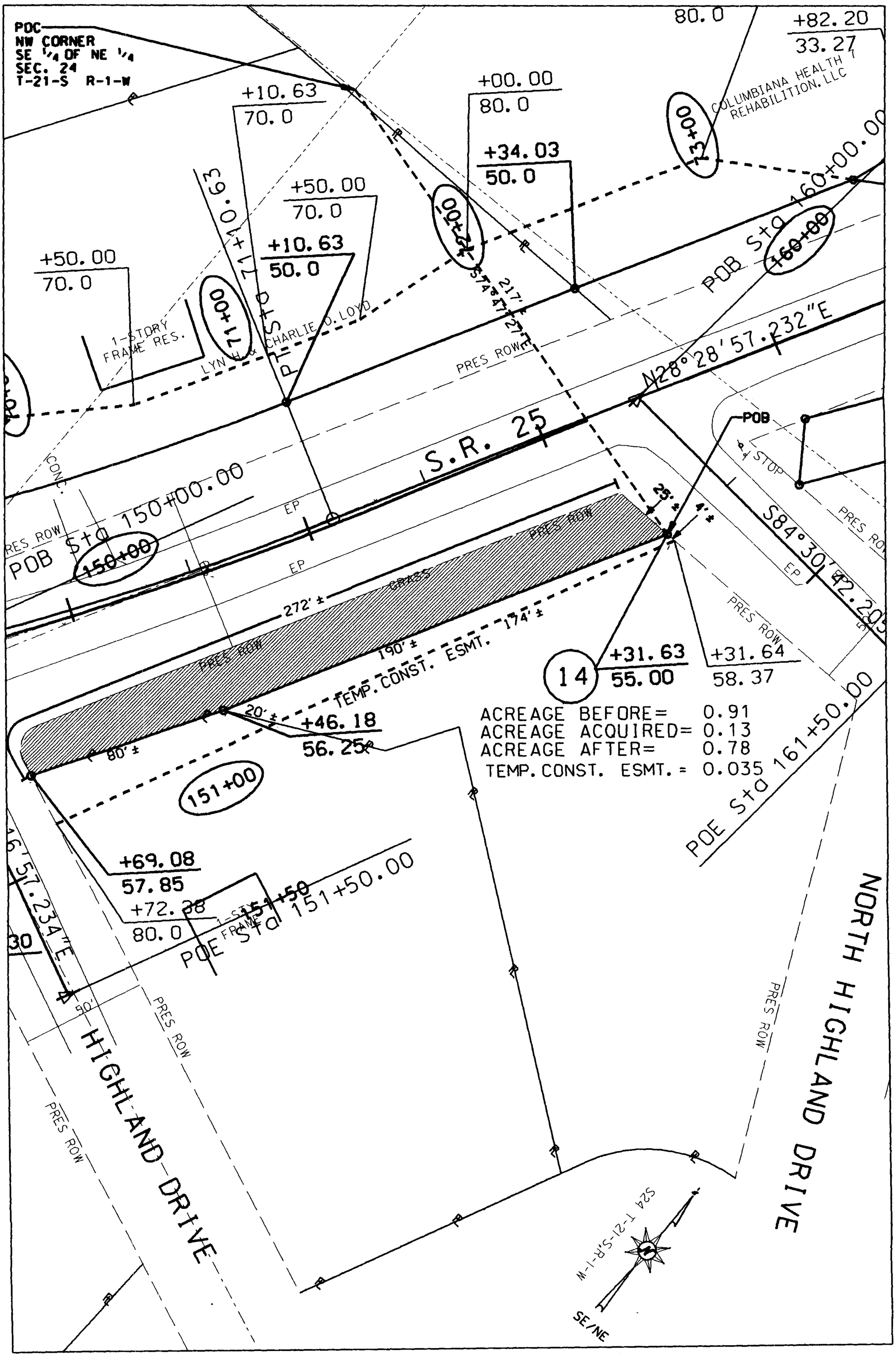

TRACT NUMBER 14 ALABAMA DEPT. OF TRANSPORTATION

OWNER: STEPHEN S. & LINDA T. JOHNSON

PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

TOTAL ACREAGE: 0.91

SCALE: 1" = 50'

R/W REQUIRED: 0.13

DATE: 01/25/05

REMAINDER: 0.78

REVISED: 10/13/05

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