20060202000055820 1/4 $21.00
Shelby Cnty Judge of Probate,AL
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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. 10

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of TWO THOUSAND SEVEN HUNDRED AND 00/100 $2,700.00 dollars, cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, we (I), the undersigned, grantor(s), Charles H. Dover and wife, Amanda L. Dover, 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 SW ¼ of the NE ¼, Section 24, Township 21 South, Range 1 West, identified as Tract No. 10 Project No. STPBH-0025(504), being more fully described as follows:

Commencing at the southeast corner of said SW ¼ of NE ¼;

thence N 33 degrees 19 minutes 13 seconds W a distance of 504.32 feet to a point on the required right of way line (said point being on the present southeast right of way line of State Road No. 25 perpendicular to the Project centerline at Station 81+00.0), the point of beginning ;

thence northeasterly along said present southeast right of way line a distance of 264.09 feet to the northeast property line;

thence southeasterly along said northeast property line a distance of 6.47 feet to a point on the required right of way line that extends from a point that is offset 65.5 feet and perpendicular to the centerline of County Road No. 47 at Station 83+50.0 to a point that is offset 70.0 feet and perpendicular to said centerline at Station 83+20.0;

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thence southeasterly along said required right of way line a distance of 25.64 feet said point that is offset 70.0 feet and perpendicular to said centerline at Station 83+20.0;

thence southwesterly along said required right of way line a distance of 90.37 feet to a point (said point offset 65.0 feet and perpendicular to said centerline at P.C. Station 82+52.06);

thence southwesterly along said required right of way line a distance of 112.06 feet to a point (said point offset 65.0 feet and perpendicular to said centerline at Station 81+40.0);

thence southwesterly along said required right of way line a distance of 50.61 feet to the point of beginning.

Containing 0.154 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 30 day of January, 2006.

Charles H. Dover L.S.
CHARLES H. DOVER

Amanda L. Dover L.S.
AMANDA L. DOVER

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ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Paula K. McCoy, a Notary Public, in and for said County and State, hereby certify that Charles H. Dover and Amanda L. Dover 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 30 day of January, 2006.

Paula K. McCoy NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/08

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)

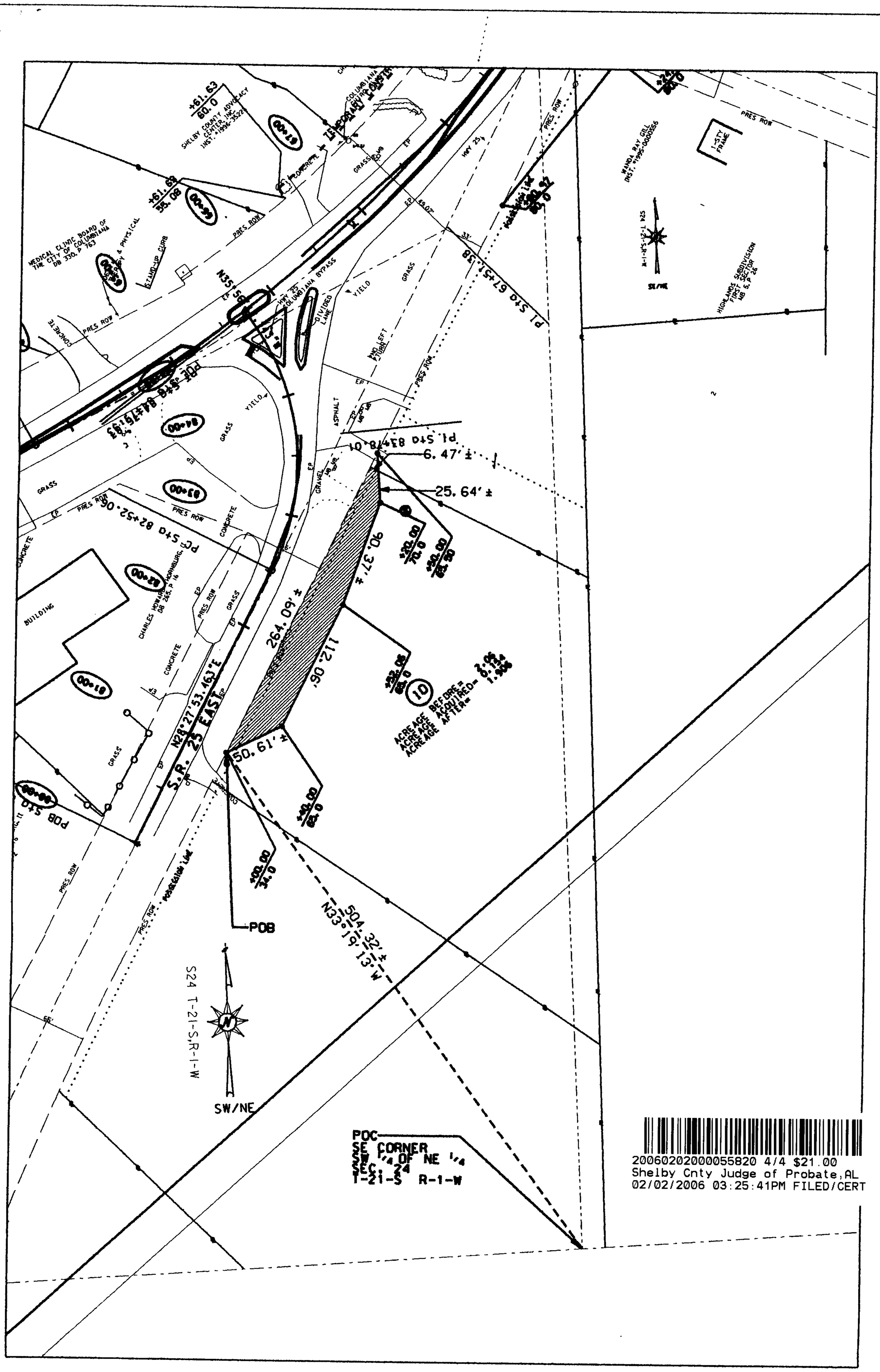
COUNTY OF _____)

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 _____, 200__.

_____NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



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TRACT NUMBER 10

OWNER: CHARLES H. & AMANDA L. DOVER

TOTAL ACREAGE: 2.06

R/W REQUIRED: 0.154

REMAINDER: 1.906

ALABAMA DEPT. OF TRANSPORTATION

PROJ. NO. STPBH-0025(504)

COUNTY: SHELBY

SCALE: 1" = 100'

DATE: 01/25/05

REVISED: 05/13/05

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