FORM ROW-4
Rev 10/03

20060417000178540 1/4 $21.00
Shelby Cnty Judge of Probate,AL
04/17/2006 02:33:39PM FILED/CERT

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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. 6
DATE: 02/10/06

FEE SIMPLE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty four thousand two hundred forty & 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), Timothy L. Crawford 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 NW ¼ of NE ¼, Section 20, Township 19 South, Range 1 West, identified as Tract No. 6 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, Section 17, Township 19 South, Range 1 West, run thence S 78°38'58" W, a distance of 690.67 feet, more or less, to a point on the present R/W, of U.S.280, said point offset 42.54 feet and perpendicular to centerline of Frontage Road at station 65+00.00, which is the Point of Beginning;

Thence N 31°34'57" W and along the present R/W line of U.S.280, a distance of 122.75 feet to a point on the present R/W line of U.S.280, said point offset 47.96 feet and perpendicular to centerline of Frontage Road at station 64+12;

Thence N 13°34'29" E and along the present R/W line of U.S.280, a distance of 28.85 feet to a point on the North property line, said point offset 59.69 feet and perpendicular to centerline of Frontage Road at station 63+92.49;

Thence S 89°53'25" E and along the Grantor's North property line, a distance of 153.87 feet to a point on the required R/W line ; said point offset 45.00 feet and perpendicular to centerline of Frontage Road at station 62+82.15;

Thence S 51°01'19" W and along the required R/W line, a distance of 14.11 feet to a point on the required R/W line, Said point offset 45.00 feet and perpendicular to centerline of Frontage Road at station 63+00.00;

Thence S 46°37'07" W and along the required R/W line, a distance of 92.37 feet to a said point offset 45.00 feet and perpendicular to centerline of Frontage Road at station 64+00.00;

Thence S 16°48'17" W and along the required R/W line, a distance of 63.30 feet to a said point offset 42.54 feet and perpendicular to centerline of Frontage Road at station 65+00.00 to the point and place of BEGINNING, containing 0.225 acres more or less.

TEMPORARY CONSTRUCTION EASMENT

A part of the NW ¼ of NE ¼ Section 20, Township 19 South, Range 1 West, identified as Tract. No. 6 on Project ST-059-038-003 in Shelby County, Alabama and being more fully described as follows:

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Commencing at the SE corner of the SW 1/4 OF SE 1/4, Section 17, Township 19 South, Range 1 West, run thence S 60°22'18" W, a distance of 648.43 feet, more or less, to a point on the present R/W, of U.S.280, said point offset 42.09 feet and perpendicular to centerline of Frontage Road at station 67+36.87, which is the Point of Beginning;

Thence N 89°32'53" E and along the required temporary easement line a distance of 45.41 feet to a point on the required temporary easement line (said point offset 80' and perpendicular to centerline of Frontage Road at station 67+61.87);

Thence S 49°48'9" E and along the required temporary easement line a distance of 72.80 feet to a point on the required temporary easement line (said point offset 100' and perpendicular to centerline of Frontage Road at station 68+31.87);

Thence S 21°44'11" E and along the required temporary easement line a distance of 112.51 feet to a point on the grantor's property line and present right of way of U.S.280(said offset 76.38' and perpendicular to centerline of Frontage Road at station 69+41.87);

Thence N 76°11'51" W and along the present ROW of U.S.280 a distance of 60.36 feet to a point on the present R/W line;

Thence N 31°34'57" W a distance of 160.51 feet along the present R/W line of U.S.280 to the point and place of BEGINNING containing 0.202 acres, more or less;

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 11th day of April, 2006.

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Timothy L. Crawford

Sworn to and subscribed before me this 11th day of April 2006.

Tonya A. Rooker
Notary Public

My Commission Expires: 6/23/07

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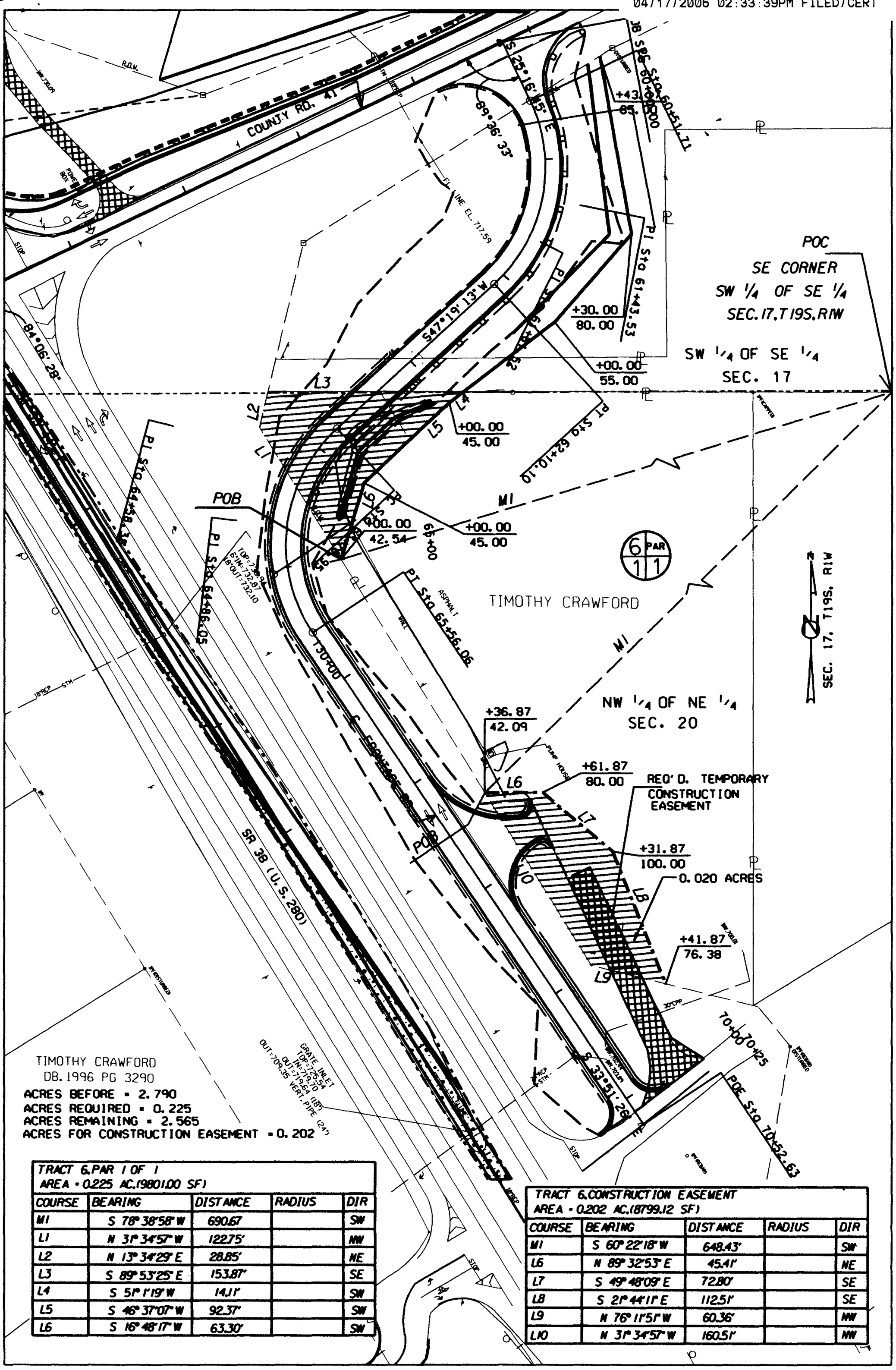

TRACT 6, PAR 1 OF 1 AREA = 0.225 AC. (9801.00 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	S 78° 38'58" W	690.67'		SW
L1	N 31° 34'57" W	122.75'		NW
L2	N 13° 34'29" E	28.85'		NE
L3	S 89° 53'25" E	153.87'		SE
L4	S 51° 1'19" W	14.11'		SW
L5	S 46° 37'07" W	92.37'		SW
L6	S 16° 48'17" W	63.30'		SW

TRACT 6, CONSTRUCTION EASEMENT AREA = 0.202 AC. (8799.12 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	S 60° 22'18" W	648.43'		SW
L6	N 89° 32'53" E	45.41'		NE
L7	S 49° 48'09" E	72.80'		SE
L8	S 21° 44'11" E	112.51'		SE
L9	N 76° 11'51" W	60.36'		NW
L10	N 31° 34'57" W	160.51'		NW

TRACT NUMBER: 6

OWNER: TIMOTHY L. CRAWFORD

TOTAL ACREAGE: 2.790

R/W REQUIRED: 0.225

REMAINDER: 2.565

ALABAMA DEPT. OF TRANSPORTATION

PROJ. NO. ST-059-038-003

COUNTY: SHELBY

SCALE: 1" = 100'

DATE: 08/01/05

REVISED: 11/15/05

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