THIS INSTRUMENT PREPARED BY
[Danny Stokes]
[Alabama Department of Transportation]
[Birmingham, Al]

20060609000273120 1/4 $.00
Shelby Cnty Judge of Probate,AL
06/09/2006 08:42:08AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJECT NO. FAS-266(1)
CPMS PROJ. NO.
TRACT NO. 3
DATE:05/04/06
FOR SHELBY COUNTY HIGHWAY DEPARTMENT

FEE SIMPLE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two thousand and NO/100 ($2,000.00) 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), Carolyn Westerfield Rutherford, a single woman, 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 NE ¼ of SW ¼, Section 13, Township 19 South, Range 2 West, identified as Tract No. 3 on Project No FAS-266(1) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the SW corner of the NE ¼ of SW ¼, Section 13, Township 19 South, Range 2 West, thence, N 22°48'07"E a distance of 178.54 feet more or less, to a point on the grantor's south property line (said point offset 30 feet and perpendicular to SR 119 at station 320+65.00) to the point of BEGINNING;

Thence, westerly along the grantor's south property line a distance of 12.23 feet to a point on the required r/w line (said point offset 40 feet and perpendicular to centerline of SR 119 at station 320+55.00);

Thence, northeasterly along the required r/w line a distance of 42.57 feet more or less (said point offset 40 feet and perpendicular to centerline of SR 119 at station 321+00.00);

Thence, southeasterly along the required r/w line, a distance of 10 feet, to a point on the required r/w line (said point offset 30 feet and perpendicular to SR 119 at station 321+00.00);

Thence, southwesterly along the present r/w line, a distance of 35.92 feet more or less, to a point and place of BEGINNING, containing 0.009 acres, more or less;

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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 25th day of May, 2006.

Carolyn Nosterfuto Rutherford

_____

ACKNOWLEDGMENT

STATE OF Alabama)
COUNTY OF Jefferson)

I, Jackie L. Rouse, a Notary Public, in and for said County in said State, hereby certify that Carolyn Westerfield Rutherford, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 2006.

Jackie L. Rouse
Notary Public

My Commission Expires: 3-13-10

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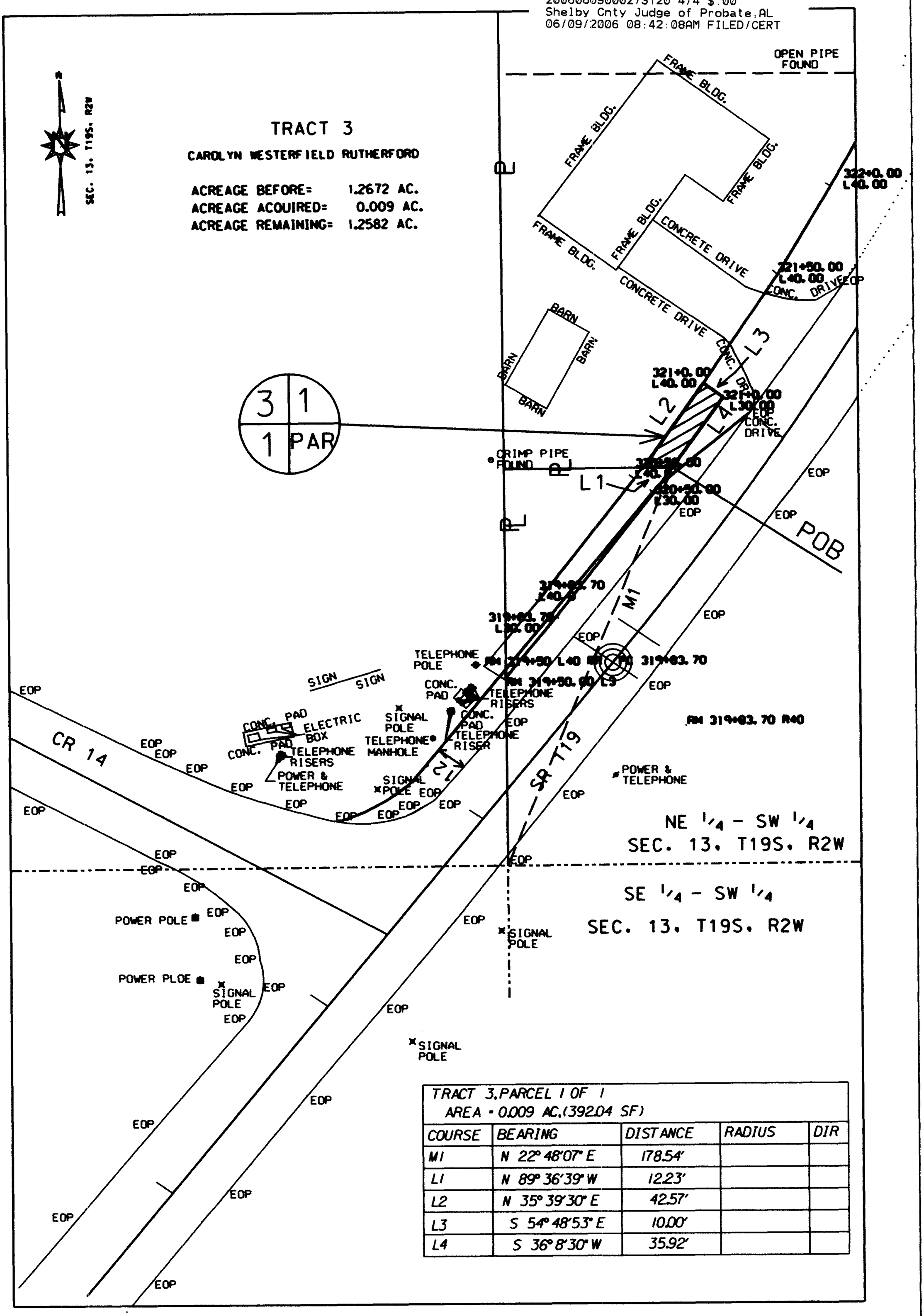

TRACT 3, PARCEL 1 OF 1
AREA = 0.009 AC. (392.04 SF)

COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	N 22° 48'07" E	178.54'		
L1	N 89° 36'39" W	12.23'		
L2	N 35° 39'30" E	42.57'		
L3	S 54° 48'53" E	10.00'		
L4	S 36° 8'30" W	35.92'		

TRACT NUMBER 3

OWNER: CAROLYN WESTERFIELD RUTHERFORD

TOTAL ACREAGE: 1.2672 AC.

R/W REQUIRED: 0.009 AC.

REMAINDER: 1.2582 AC.

ALABAMA DEPT. OF TRANSPORTATION

PROJ. NO. FAS-266(1)

COUNTY: SHELBY

SCALE: 1" = 50'

DATE: 05/01/06

REVISED:

sketch3.dgn 5/9/2006 2:47:00 PM