FORM ROW-4
Rev. 3/01

THIS INSTRUMENT PREPARED BY
JOEL R. WAMPOL
PBS&J
1400 URBAN CENTER DRIVE
SUITE 400
VESTAVIA HILLS, AL 35242

20060727000361800 1/3 $18.00
Shelby Cnty Judge of Probate,AL
07/27/2006 10:43:34AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 4

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six thousand 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), Macie May Simpson and Adelle Simpson 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, lying and being in Shelby County, Alabama and more particularly described as follows:

And as shown on the right of way map of Project No. BR-0025(509) of record in the 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:

As part of the SE ¼ of the SE ¼ of Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, identified as Tract No. 4, Project No. BR-0025(509), more particularly described as follows:

Parcel 1 of 2

Commencing at the Southeast corner of said SE ¼ of the SE ¼,

thence N 50°00'54" W a distance of 1736.56 feet to a point on the present easterly right of way line of County Road 217 (said point offset 23.69 feet left and perpendicular to the centerline of County Road 217 at Station 15+50.00), also being the point of beginning;

thence N 01°36'23" W along said present easterly right of way line a distance of 263.22 feet to a point on the north property line (said point offset 14.16 feet left and perpendicular to said centerline at Station 12+85.20);

thence S 89°44'47" E along said north property line a distance of 36.59 feet to a point on the required right of way line of County Road 217 (said point offset 50.58 feet left and perpendicular to said centerline at Station 12+81.62);

thence S 03°02'01" W along said required right of way line a distance of 83.76 feet to a point 50.00 feet left and perpendicular to said centerline at P.T. Station 13+70.91;

thence S 00°29'24" E along said required right of way line a distance of 179.09 feet to a point 50.00 feet left and perpendicular to said centerline at Station 15+50.00;

thence S 89°30'36" W along said required right of way line a distance of 26.31 feet; to the point and place of beginning, containing 0.179 acres, more or less.

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Parcel 2 of 2

Commencing at the Southeast corner of said SE ¼ of the SE ¼,

thence N 22°24'33" W a distance of 1487.94 feet to a point on the east property line (said point offset 51.80 feet right and perpendicular to the project centerline at Station 136+21.92), also being the point of beginning;

thence S 05°52'17" E along said east property line a distance of 63.72 feet to a point on the required right of way line of State Road 25 (said point offset 113.77 feet right and perpendicular to said project centerline at Station 136+35.82);

thence S 89°05'37" W along said required right of way line a distance of 39.79 feet to a point 120.00 feet right and perpendicular to said project centerline at Station 136+00.00;

thence N 75°47'29" W along said required right of way line a distance of 241.99 feet to a point 120.00 feet right and perpendicular to said project centerline at P.C. Station 133+79.60;

thence N 70°33'25" W along said required right of way line a distance of 17.63 feet to a point on the north property line (said point offset 120.00 feet right and perpendicular to said project centerline at Station 133+61.96);

thence S 89°44'42" E along said north property line a distance of 284.47 feet; to the point and place of beginning, containing 0.243 acres, 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, 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 that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) 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, I (we) have hereunto set my (our) hand(s) and seal this the 12th day of July, 2006.

Macie May Simpson
Macie May Simpson

Adelle Simpson
Adelle Simpson

SWORN TO and SUBSCRIBED BEFORE me on this 12th day of July 2006.

Tonya A. Rooker
NOTARY PUBLIC
My Commission Expires: 6/23/07

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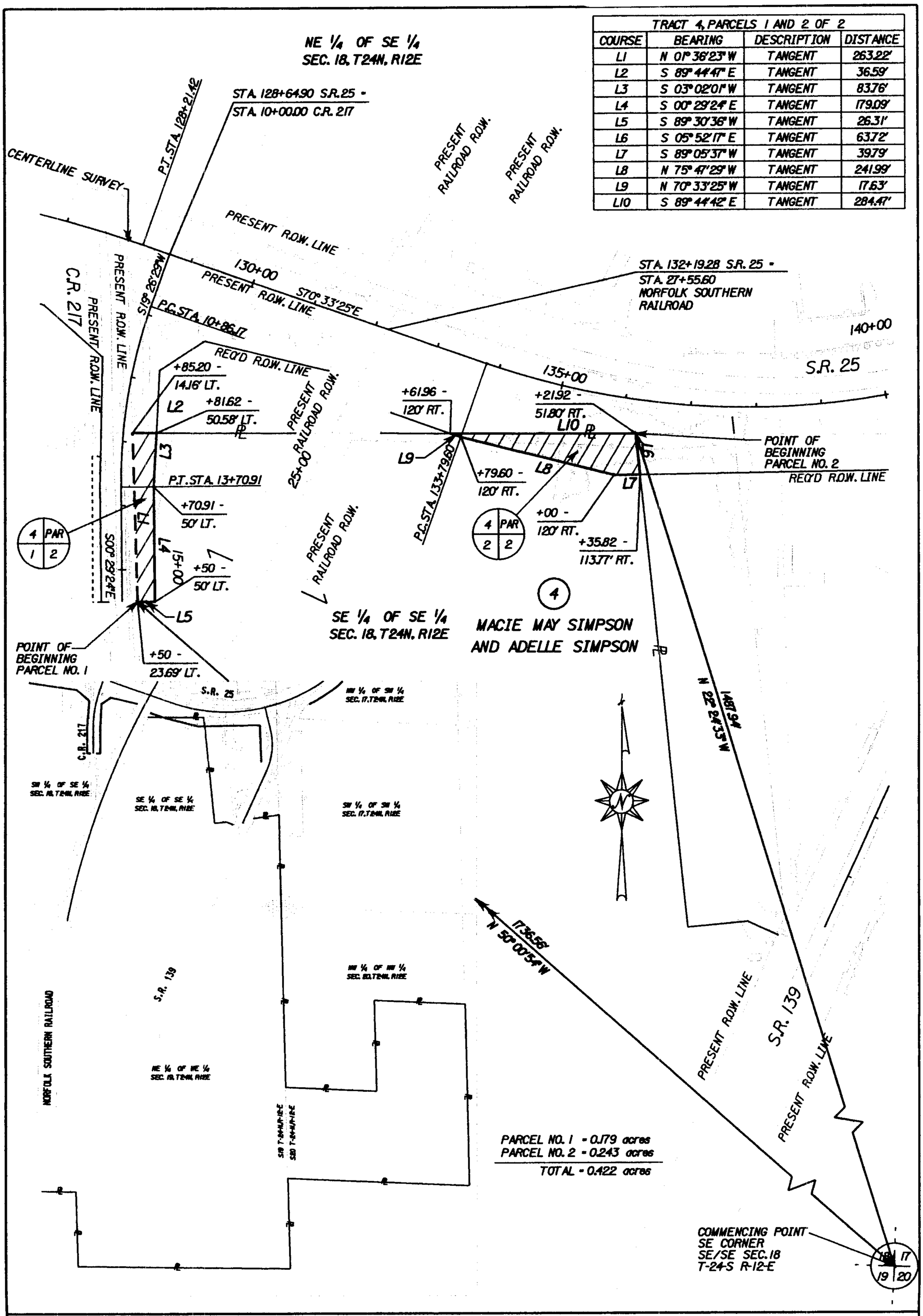

TRACT 4, PARCELS 1 AND 2 OF 2			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N 01° 36'23" W	TANGENT	263.22'
L2	S 89° 44'47" E	TANGENT	36.59'
L3	S 03° 02'01" W	TANGENT	83.76'
L4	S 00° 29'24" E	TANGENT	179.09'
L5	S 89° 30'36" W	TANGENT	26.31'
L6	S 05° 52'17" E	TANGENT	63.72'
L7	S 89° 05'37" W	TANGENT	39.79'
L8	N 75° 47'29" W	TANGENT	241.99'
L9	N 70° 33'25" W	TANGENT	17.63'
L10	S 89° 44'42" E	TANGENT	284.41'

TRACT : NO. 4

OWNER : MACIE MAY SIMPSON
AND ADELLE SIMPSON

	ACRES
TOTAL ACREAGE	150.619
R.O.W. ACQUIRED	0.422
REMAINDER	150.197

ALABAMA DEPARTMENT OF TRANSPORTATION

PROJECT NUMBER : BR-0025(509)
SHELBY COUNTY, ALABAMA

SCALE – 1" = 200'

DATE: 06 – 06 – 06
REVISED: 04 – 19 – 06