20060802000372240 1/4 $207.50
Shelby Cnty Judge of Probate, AL
08/02/2006 12:29:01PM FILED/CERT

THIS INSTRUMENT PREPARED BY
ROD JONES – EARTH TECH CONSULTANT
ALABAMA DEPARTMENT OF TRANSPORTATION
BIRMINGHAM, ALABAMA 35202

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY) **TRACT NO. 15**

KNOW ALL MEN BY THESE PRESENTS: That the State of Alabama, Party of the First Part, for and in consideration of the sum of One Hundred Eighty Seven Thousand Two Hundred and No/100 Dollars ($187,200.00) in hand paid to the State of Alabama by Chelsea Park Investments, LTD, Party of the Second Part, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said Party of the Second Part all of its right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama: Subject to easements, rights of way, restrictions and reservations of record; Also subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate: And as shown on the right-of-way map of Project No. F-214 (20) 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:

EXCESS RIGHT OF WAY

A part of NE ¼ of the SE ¼ of Section 25, Township 19 South, Range 1 West, and the NW ¼ of the SW ¼ of Section 30, Township 19 South, Range 1 East, Huntsville Meridian, identified as Tract No. 15 on Project No. F-214 (20) in Shelby County, Alabama and being more fully described as follows:

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Commence at the SE corner of the NE ¼ of the SE ¼ of Section 25, Township 19 South, Range 1 West;

Thence north along the east line of said NE ¼ of the SE ¼ of Section 25, Township 19 South, Range 1 West, a distance of 890.0 feet, more or less, to the existing southerly right of way line of U.S. Highway 280, the Point of Beginning;

Thence northwest along said southerly right of way line of US-280 a distance of 182.0 feet, more or less, to a point that is 260 feet southwest of and perpendicular to the centerline of US-280 at Station 647+00;

Thence northwest along the existing southwest right of way line of US-280 a distance of 320 feet, more or less, to a point on the existing southerly right of way line of US-280 that is 150 feet southwest of and perpendicular to the centerline of US-280 at Station 644+00;

Thence southeast along a line that is 150 feet south of and parallel to the centerline of US-280, said line being the revised southerly right of way line of US-280 as a result of the conveyance herein, a distance of 1200.0 feet, more or less, to a point on the existing southerly right of way line of US-280 that is 150 feet southwest of and perpendicular to the centerline of US-280 at station 656+00;

Thence southwest along the existing southeast right of way line of US-280 a distance of 230.0 feet, more or less, to a point on the southerly right of way line of US-280 that is 260 feet southwest of and perpendicular to the centerline of US-280 at Station 654+00;

Thence northwest along said existing southerly right **of** way line of US-280 a distance of 518.0 feet, more or less, to the Point of Beginning, containing 2.4 acres, more or less.

TO HAVE AND TO HOLD, the same unto the said parties of the Second Part, their heirs and assigns forever.

This the 13th day of June, 2006.

APPROVED:

BY _____
D. J. McINNES
TRANSPORTATION DIRECTOR

THE STATE OF ALABAMA

BY _____
BOB RILEY
GOVERNOR OF ALABAMA

APPROVED AS TO LEGAL FORM:

BY _____
JIM R. IPPOLITO, JR.
LEGAL COUNSEL

ATTEST:

BY: _____
NANCY L. WORLEY
SECRETARY OF STATE
OF THE STATE OF ALABAMA

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CERTIFICATION

STATE OF ALABAMA)

COUNTY OF MONTGOMERY)

TO: Honorable Bob Riley, Governor of the State of Alabama:

I, D. J. McInnes, Director of the Alabama Department of Transportation, do hereby certify that the Alabama Department of Transportation, acting by and through the powers vested in it by law, has obtained and negotiated with Chelsea Park Investments, LTD in the Quitclaim Deed hereto attached, for the sale of certain lands by the State of Alabama, which lands are located in Shelby County, Alabama, and which said lands are better described in said Quitclaim Deed, and do further certify that all requirements of law with respect to such sale have been complied with.

This the 7th day of June 2006.

D. J. McINNES
TRANSPORTATION DIRECTOR

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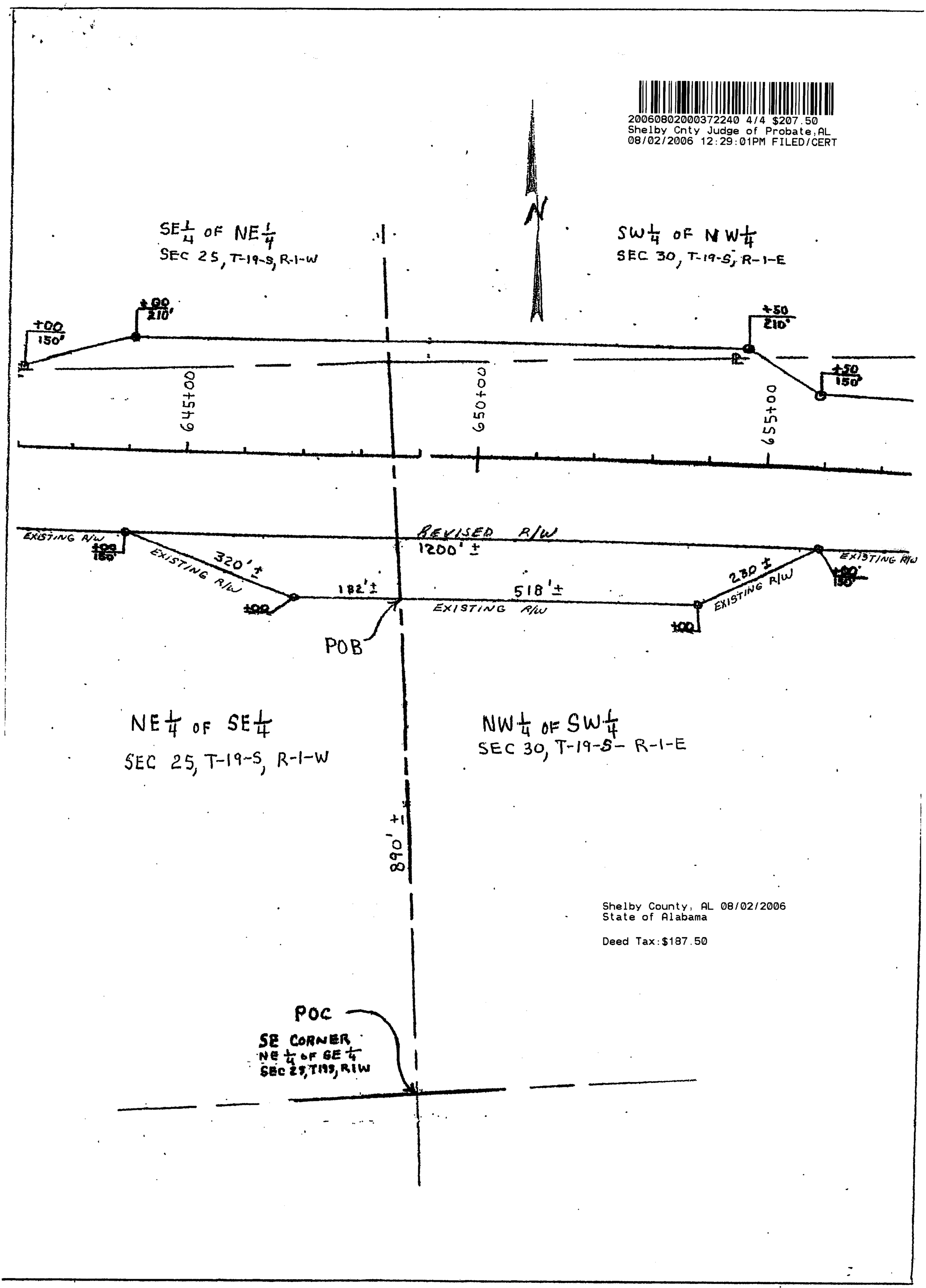

Shelby County, AL 08/02/2006
State of Alabama

Deed Tax:$187.50

Tract No. 15
From: State of Alabama
To: Chelsea Park Investments, LTD
Acreage Before Sale: 43.88
Acreage Sold: 2.40
Acreage After Sale: 46.28

Alabama Department of Transportation
Project No. F-214 (20)
County: Shelby
Scale: 1 inch = 200 feet
Date: 5-16-2005
Revised: