THIS INSTRUMENT PREPARED BY
[DANNY STOKES]
[Alabama Department of Transportation]
[Birmingham, Al]

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJECT NO. STPBH-7136(600)
CPMS PROJ. NO. 100033197
TRACT NO. 5
DATE: 03/06/06

FEE SIMPLE WARRANTY DEED

20060815000398210 1/4 $25.00
Shelby Cnty Judge of Probate,AL
08/15/2006 04:11:56PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five thousand and no/100----------($5,000.00) 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), Donald R. Johnson and Mildred Johnson 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 SW ¼, Section 28, Township 19 South, Range 2 West, identified as Tract No. 5 on Project No. STPBH-7136(600) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing, at the NE corner of the NW ¼ of SW ¼ , Section 28, Township 19 South, Range 2 West, thence S 8°32'15" W a distance of 460.42 feet is the point of BEGINNING;

thence, S 57°16'51" W and along the present R/W line a distance of 215.68 feet to a point on the grantor's west property line;

thence N 25°54'59" W and along the grantor's west property line a distance of 6.19 feet to a point on the grantor's west property line;

thence N 57°35'13" E and along the required R/W line a distance of 214.90 feet to a point on the required R/W line (said point offset 45.62' and perpendicular to centerline of project at station 137+81.31);

thence S 32°27'9" E and along the required R/W line a distance of 5.00 feet (said point offset 40.62' and perpendicular to the centerline of project at station 137+81.31) to the point and place of BEGINNING, containing 0.028 acres, more or less;

Shelby County, AL 08/15/2006
State of Alabama

Deed Tax:$5.00

The easement and right of way hereby granted is more particularly located and described as follows, to-wit: And as shown on the right of way map of Project No. STPBH-7136(600) 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:

20060815000398210 2/4 $25.00
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TEMPORARY CONSTRUCTION EASEMENT;

Commencing, at the NE corner pf the NW ¼ of SW ¼ , Section 28, Township 19 South, Range 2 West, thence S 5°1'30" W a distance of 437.72 feet to a point on the grantor's east property line which is the point of BEGINNING; thence S 57°16'51" W and along the present R/W line a distance of 251.68 feet to a point on the grantor's west property line;

thence N 25°51'19" W and along the grantor's west property line a distance of 10.25 feet to a point on the grantor's west property line;

thence N 57°30'10" E and along the required easement line a distance of 251.42 feet to a point on the grantor's east property line (said point offset 50.00' and perpendicular to centerline of project at station 138+18.22);

thence S 24°48'9" E and along the grantor's east property line a distance of 9.29 feet; to the point and place of BEGINNING, containing 0.056 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.

The grantee herein agrees to restore grantor's concrete driveway and his Bermuda grass yard to as good or better condition than it existed prior to construction.

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 14th day of August, 20 06.

20060815000398210 3/4 $25.00
Shelby Cnty Judge of Probate,AL
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Donald R Johnson
Donald R. Johnson

Mildred Johnson
Mildred Johnson

State of Alabama)

Shelby County)

I, the undersigned, a Notary Public, hereby certify that Donald R. Johnson, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents hereinabove, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of August, 2006.

Cynthia B Cox
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

State of Alabama)

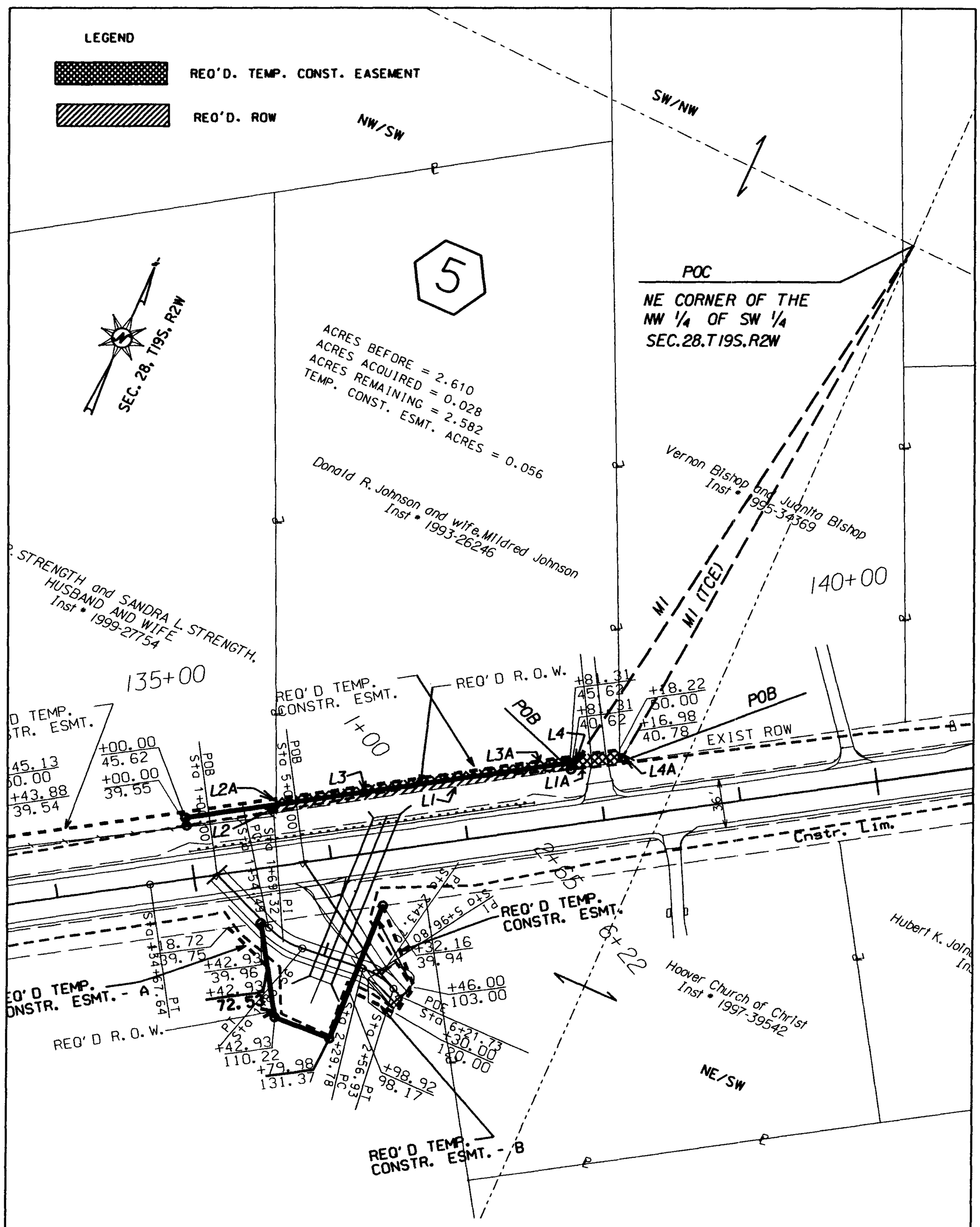
Shelby County)

I, the undersigned, a Notary Public, hereby certify that Mildred Johnson, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents hereinabove, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of August, 2006.

Cynthia B Cox
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 31, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS



TRACT 4, TEMPORARY CONSTRUCTION EASEMENT AREA - 0.056 AC.(2439.36 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	S 5° 1'30" W	437.72'		
L1A	S 57° 16'51" W	251.36'		
L2A	N 25° 51'19" W	10.25'		
L3A	N 57° 30'10" E	251.42'		
L4A	S 24° 48'9" E	9.29'		

TRACT 5, PARCEL 1 OF 1 AREA - 0.028 AC.(1220.0 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	S 8° 32'15" W	460.42'		
L1	S 57° 16'51" W	215.68'		
L2	N 25° 54'59" W	6.19'		
L3	N 57° 35'13" E	214.90		
L4	S 32° 27'9" E	5.00'		

TRACT NUMBER 5

OWNER: DONALD R. JOHNSON & MILDRED JOHNSON

TOTAL ACREAGE: 2.610

R/W REQUIRED: 0.028

REMAINDER: 2.582

ALABAMA DEPT. OF TRANSPORTATION

PROJ. NO. STPBH-7136(600)

COUNTY: SHELBY

SCALE: 1" = 100'

DATE: 01/27/06

REVISED:

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