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

20060831000429130 1/13 $48.00
Shelby Cnty Judge of Probate,AL
08/31/2006 08:07:24AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY) TRACT NO. 1

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $93,577.00 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), Seaman Timber Company 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 NE ¼ of the SW ¼, a part of the NW ¼ of the SE ¼, a part of the NE ¼ of the SE ¼, and a part of the SE ¼ of the SE ¼ of Section 18, Township 24 North, Range 12 East, and a part of the NW ¼ of the SW ¼ and a part of the SW ¼ of the SW ¼ of Section 17, Township 24 North, Range 12 East, Shelby County, Alabama, identified as Tract No. 1, Project No. BR-0025(509), more particularly described as follows:

Parcel 1 of 5

Commencing at the Southeast corner of said NE ¼ of the SW ¼,

thence N 28°17'57" W a distance of 281.30 feet to a point on the present northerly right of way line of State Road 25 (said point offset 49.73 feet left and perpendicular to the project centerline at Station 112+85.00), also being the point of beginning;

thence N 20°19'22" W along the required right of way line a distance of 30.27 feet to a point 80.00 feet left and perpendicular to said project centerline at Station 112+85.00;

thence N 69°40'38" E along the required right of way line a distance of 134.90 feet to a point 80.00 feet left and perpendicular to said project centerline at Station 114+19.90;

thence S 20°19'22" E along the required right of way line a distance of 30.30 feet to a point on the present northerly right of way line of State Road 25 (said point offset 49.70 feet left and perpendicular to the project centerline at Station 114+19.90);

thence southwesterly along said present northerly right-of-way line a distance of 134.90 feet; to the point and place of beginning, containing 0.094 acres, more or less.

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Parcel 2 of 5

Commencing at the Southeast corner of the SE ¼ of the SE ¼ of said Section 18;

thence N 44°08'04" W a distance of 1921.39 feet to a point on the present easterly right of way line of County Road 217 (said point offset 14.16 feet left and perpendicular to the centerline of County Road 217 at Station 12+85.20), also being the point of beginning;

thence northerly along said present east right-of-way line a distance of 298.11 feet to a point on the present southerly right of way line of State Road 25 (said point offset 1.44 feet right and perpendicular to the project centerline at Station 127+95.64);

thence southeasterly along said present southerly right-of-way line a distance of 372.81 feet to a point on the present northwesterly right of way line of Norfolk Southern Railroad (said point offset 1.01 feet right and perpendicular to the project centerline at Station 131+68.47);

thence southwesterly along said present northwesterly right of way line a distance of 89.95 feet to a point on the required right of way line (said point offset 90.00 feet right and perpendicular to the project centerline at Station 131+55.39);

thence N 76°24'04" W along said required right of way line a distance of 196.41 feet to a point 110.00 feet right and perpendicular to the project centerline at Station 129+60.00;

thence S 56°54'41" W along said required right of way line a distance of 82.17 feet to a point 40.00 feet left and perpendicular to the centerline of County Road 217 at Station 11+80.00;

thence S 03°02'01" W along said required right of way line a distance of 96.52 feet to a point on the south property line (said point offset 50.58 feet left and perpendicular to said County Road 217 centerline at Station 12+81.62);

thence N 89°44'47" W along said south property line a distance of 36.59 feet to the point and place of beginning, containing 1.041 acres, more or less.

Parcel 3 of 5

Commencing at the Southeast corner of the SE ¼ of the SE ¼ of said Section 18;

thence N 16°51'10" W a distance of 1436.61 feet to a point on the south property line (said point offset 40.65 feet right and perpendicular to the project centerline at Station 137+66.79), also being the point of beginning;

thence N 89°44'42" W along said south property line a distance of 437.24 feet to a point on the required right of way line (said point offset 120.67 feet right and perpendicular to said project centerline at Station 133+60.06);

thence N 62°15'03" W along said required right of way line a distance of 94.03 feet to a point on the present southeasterly right of way line of Norfolk Southern Railroad (said point offset 107.08 feet right and perpendicular to said project centerline at Station 132+67.01);

thence northeasterly along said present southeasterly right of way line a distance of 107.00 feet to a point on the present southerly right of way line of State Road 25 (said point offset 0.97 feet right and perpendicular to said project centerline at Station 132+80.80);

thence southeasterly along said present southerly right of way line a distance of 485.32 feet to a point on the east property line (said point offset 15.21 feet right and perpendicular to said project centerline at Station 137+63.74);

thence S 05°52'17" E along said east property line a distance of 25.62 feet; to the point and place of beginning, containing 0.819 acres, more or less.

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Parcel 4 of 5

Commencing at the Southwest corner of said SW ¼ of the SW ¼ of Section 17;

thence N 06°37'47" E a distance of 1656.46 feet to a point on the present northerly right of way line of State Road 25 (said point offset 68.24 feet left and perpendicular to the project centerline at Station 144+40.00), also being the point of beginning;

thence N 48°48'06" E along the required right of way line a distance of 145.28 feet to a point 85.00 feet left and perpendicular to the project centerline at P.T. Station 145+94.21;

thence N 51°44'56" E along said required right of way line a distance of 71.26 feet to the east property line (said point offset 85.00 feet left and perpendicular to said project centerline at Station 146+65.47);

thence S 30°04'26" E along said east property line a distance of 23.94 feet to a point on the present northerly right of way line of State Road 25 (said point offset 61.31 feet left and perpendicular to said project centerline at Station 146+62.07);

thence southwesterly along said present northerly right-of-way line a distance of 213.74 feet; to the point and place of beginning, containing 0.077 acres, more or less.

Parcel 5 of 5

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

thence N 16°39'41" W a distance of 1461.77 feet to a point on the present southerly right of way line of State Road 25 (said point offset 15.21 feet right and perpendicular to the project centerline at Station 137+63.74), also being the point of beginning;

thence easterly along said present southerly right of way line a distance of 134.26 feet to an offset to the right in said present southerly right of way line and a point 21.32 feet right and perpendicular to said project centerline at Station 138+95.86;

thence southerly along said offset a distance of 10.00 feet to a point on the present southerly right of way line of State Road 25 (said point offset 31.31 feet right and perpendicular to said project centerline at Station 138+95.43);

thence easterly along said present southerly right of way line a distance of 253.34 feet to the intersection of said present southerly right of way line and the present westerly right of way line of State Road 139 (said point offset 41.64 feet right and perpendicular to said project centerline at Station 141+41.09);

thence southeasterly along said present westerly right of way line a distance of 75.15 feet to a point 85.21 feet left and perpendicular to the centerline of State Road 139 at Station 11+13.79;

thence southwesterly along said present northwesterly right of way line a distance of 336.08 feet to a point on the required right of way line (said point offset 58.73 feet right and perpendicular to said centerline at Station 14+25.00);

thence N 01°45'13" W along said required right of way line a distance of 268.50 feet to a point 66.05 feet right and perpendicular to said centerline at Station 11+17.02;

thence S 89°05'37" W along said required right of way line a distance of 256.95 feet to a point on the west property line (said point offset 100.87 feet right and perpendicular to the project centerline at Station 137+73.54);

thence N 05°52'17" W along said west property line a distance of 86.27 feet; to the point and place of beginning, containing 1.173 acres, more or less.

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Beginning at a point on the present northerly right-of-way line of State Road 25 (said point offset 89.84 feet left and perpendicular to the project centerline at Station 120+25.00);

thence southwesterly along said present northerly right of way line a distance of 78.68 feet to a point on the required temporary construction easement (said point offset 83.50 feet left and perpendicular to said project centerline at Station 119+50.00);

thence N 06°50'06" W along said required temporary construction easement a distance of 16.50 feet to a point 100.00 feet left and perpendicular to said project centerline at Station 119+50.00;

thence N 80°40'38" E along said required temporary construction easement a distance of 79.21 feet to a point 105.00 feet left and perpendicular to said project centerline at Station 120+25.00;

thence S 04°34'23" E along said required temporary construction easement a distance of 15.16 feet; to the point and place of beginning, containing 0.028 acres, more or less.

Temporary Construction Easement 2 of 4

Beginning at a point on the present northerly right-of-way line of State Road 25 (said point offset 82.53 feet left and perpendicular to the project centerline at Station 140+40.00);

thence N 11°55'36" W along the required temporary construction easement a distance of 7.47 feet to a point 90.00 feet left and perpendicular to said project centerline at Station 140+40.00;

thence N 76°38'56" E along said required temporary construction easement a distance of 55.51 feet to a point 90.00 feet left and perpendicular to said project centerline at Station 141+00.00;

thence S 14°46'33" E along said required temporary construction easement a distance of 9.92 feet to a point on the present northerly right of way line of State Road 25 (said point offset 80.08 feet left and perpendicular to said project centerline at Station 141+00.00);

thence southwesterly along said present northerly right of way line a distance of 55.99 feet; to the point and place of beginning, containing 0.011 acres, more or less.

Temporary Construction Easement 3 of 4

Beginning at a point on the present southeasterly right-of-way line of State Road 139 (said point offset 138.40 feet left and perpendicular to the State Road 139 centerline at Station 12+30.00;

thence northeasterly along said present southeasterly right-of-way line a distance of 80.93 feet to a point on the required temporary construction easement (said point offset 182.76 feet left and perpendicular to said centerline at Station 11+80.00);

thence N 77°27'22" E along said required temporary construction easement a distance of 12.32 feet to a point 195.00 feet left and perpendicular to said centerline at Station 11+80.00;

thence S 24°09'24" W along said required temporary construction easement a distance of 82.44 feet to a point 150.00 feet left and perpendicular to said centerline at Station 12+30.00;

thence S 84°18'53" W along said required temporary construction easement a distance of 11.60 feet; to the point and place of beginning, containing 0.018 acres, more or less.

Temporary Construction Easement 4 of 4

Beginning at a point on the present southeasterly right of way line of State Road 139 (said point offset 59.72 feet left and perpendicular to the centerline of State Road 139 at Station 15+00.00:

thence northeasterly along said southeasterly right of way line a distance of 55.00 feet to a point on the required temporary construction easement (said point offset 60.72 feet left and perpendicular to said centerline at Station 14+45.00);

thence S 65°38'59" E along said required temporary construction easement a distance of 10.34 feet to a point 70.00 feet left and perpendicular to said centerline at Station 14+45.00;

thence S 24°21'01" W along said required temporary construction easement a distance of 55.00 feet to a point 70.00 feet left and perpendicular to said centerline at Station 15+00.00;

thence N 65°38'59" W along said required temporary construction easement a distance of 10.29 feet; to the point and place of beginning; containing 0.013 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 23rd day of August, 2006.

Byron Hawkins as President of
Seaman Timber Company,

SWORN to and SUBSCRIBED before me this 23rd day of August 2006.

Donya A. Rooker
Notary Public

20060831000429130 5/13 $48.00
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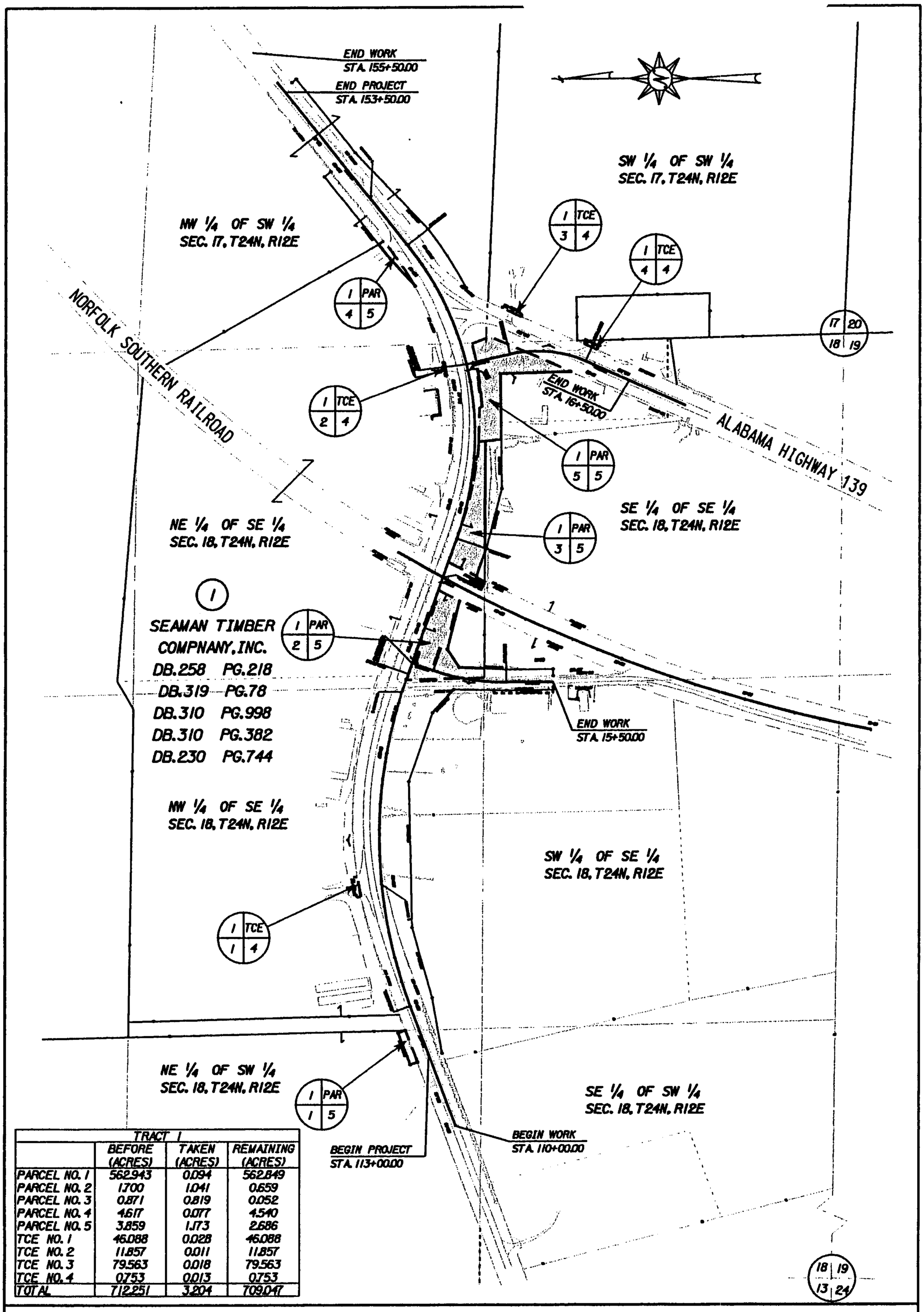

TRACT 1			
	BEFORE (ACRES)	TAKEN (ACRES)	REMAINING (ACRES)
PARCEL NO. 1	562.943	0.094	562.849
PARCEL NO. 2	1.700	1.041	0.659
PARCEL NO. 3	0.871	0.819	0.052
PARCEL NO. 4	4.617	0.077	4.540
PARCEL NO. 5	3.859	1.173	2.686
TCE NO. 1	46.088	0.028	46.088
TCE NO. 2	11.857	0.011	11.857
TCE NO. 3	79.563	0.018	79.563
TCE NO. 4	0.753	0.013	0.753
TOTAL	712.251	3.204	709.047

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY

	ACRES
TOTAL ACREAGE	712.251
R.O.W. ACQUIRED	3.204
REMAINDER	709.047

ALABAMA DEPARTMENT OF TRANSPORTATION

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

SCALE - 1" = 500'

DATE: 06 - 06 - 06
REVISED:

20060831000429130 7/13 $48.00
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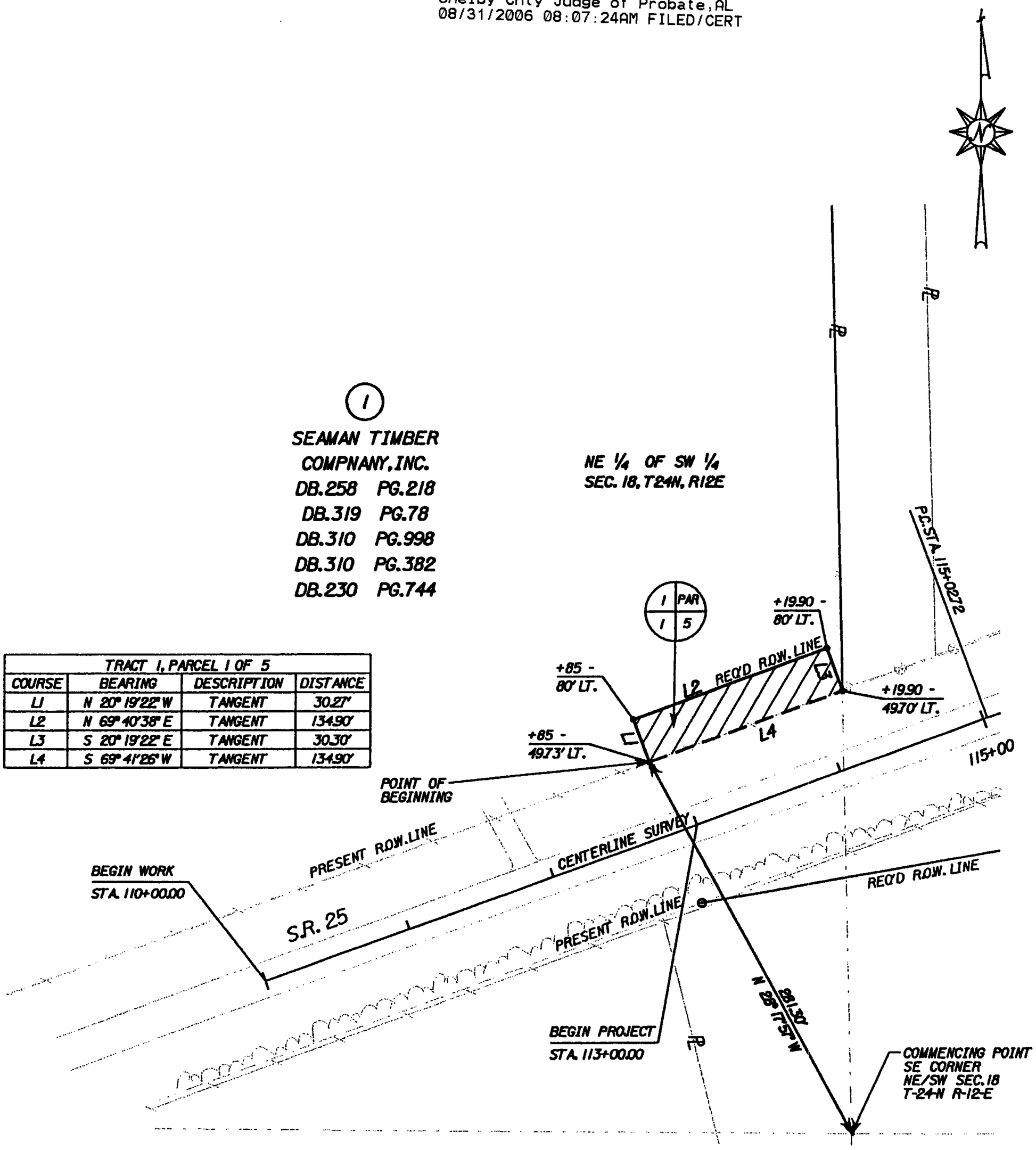

TRACT 1, PARCEL 1 OF 5			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N 20° 19'22" W	TANGENT	30.27'
L2	N 69° 40'38" E	TANGENT	134.90'
L3	S 20° 19'22" E	TANGENT	30.30'
L4	S 69° 41'26" W	TANGENT	134.90'

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

	ACRES
R.O.W. ACQUIRED	0.094

ALABAMA DEPARTMENT OF TRANSPORTATION

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

SCALE – 1" = 100'

DATE: 06 – 06 – 06
REVISED:

20060831000429130 8/13 $48.00
Shelby Cnty Judge of Probate,AL
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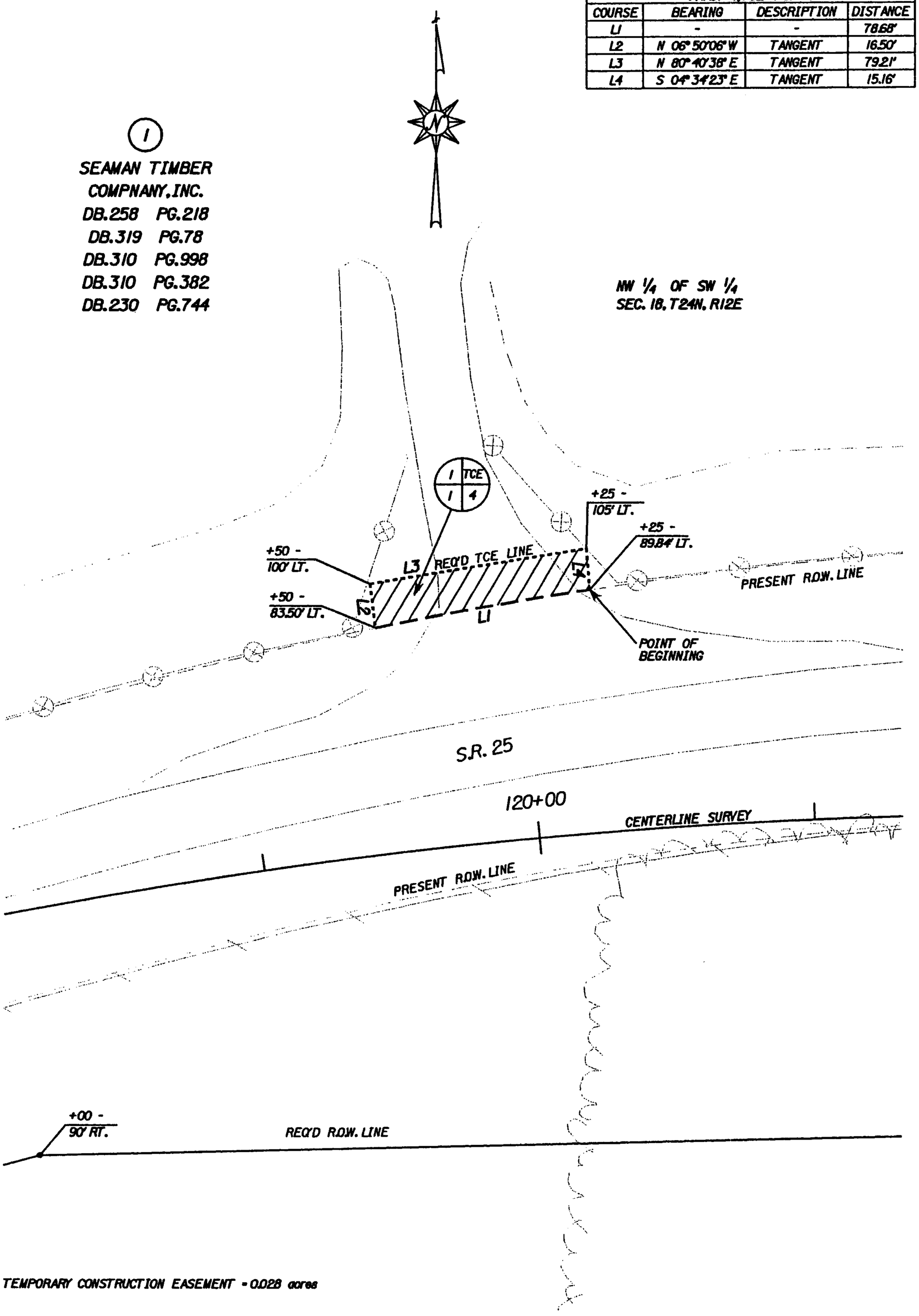
TRACT 1,TCE 1 OF 4			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	-	-	78.68'
L2	N 06°50'06" W	TANGENT	16.50'
L3	N 80°40'38" E	TANGENT	79.21'
L4	S 04°34'23" E	TANGENT	15.16'



TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

ALABAMA DEPARTMENT OF
TRANSPORTATION

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

SCALE - 1" = 50'

DATE: 06 - 06 - 06
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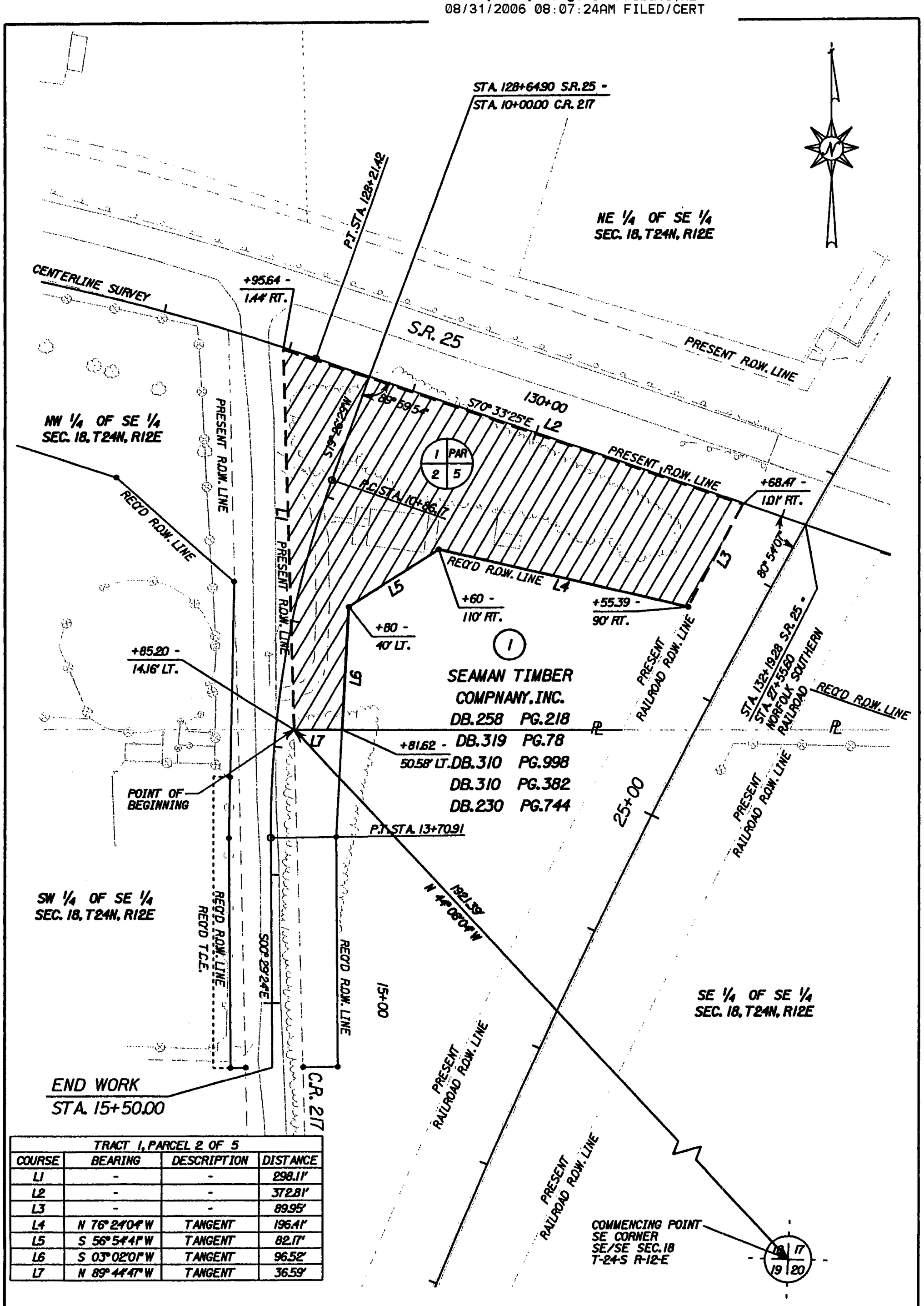

TRACT 1, PARCEL 2 OF 5			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	-	-	298.11'
L2	-	-	372.81'
L3	-	-	89.95'
L4	N 76°24'04" W	TANGENT	196.41'
L5	S 56°54'41" W	TANGENT	82.17'
L6	S 03°02'01" W	TANGENT	96.52'
L7	N 89°44'41" W	TANGENT	36.59'

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

	ACRES
R.O.W. ACQUIRED	1.041

ALABAMA DEPARTMENT OF TRANSPORTATION

PROJECT NUMBER : BR-0025(509)
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SCALE – 1" = 100'

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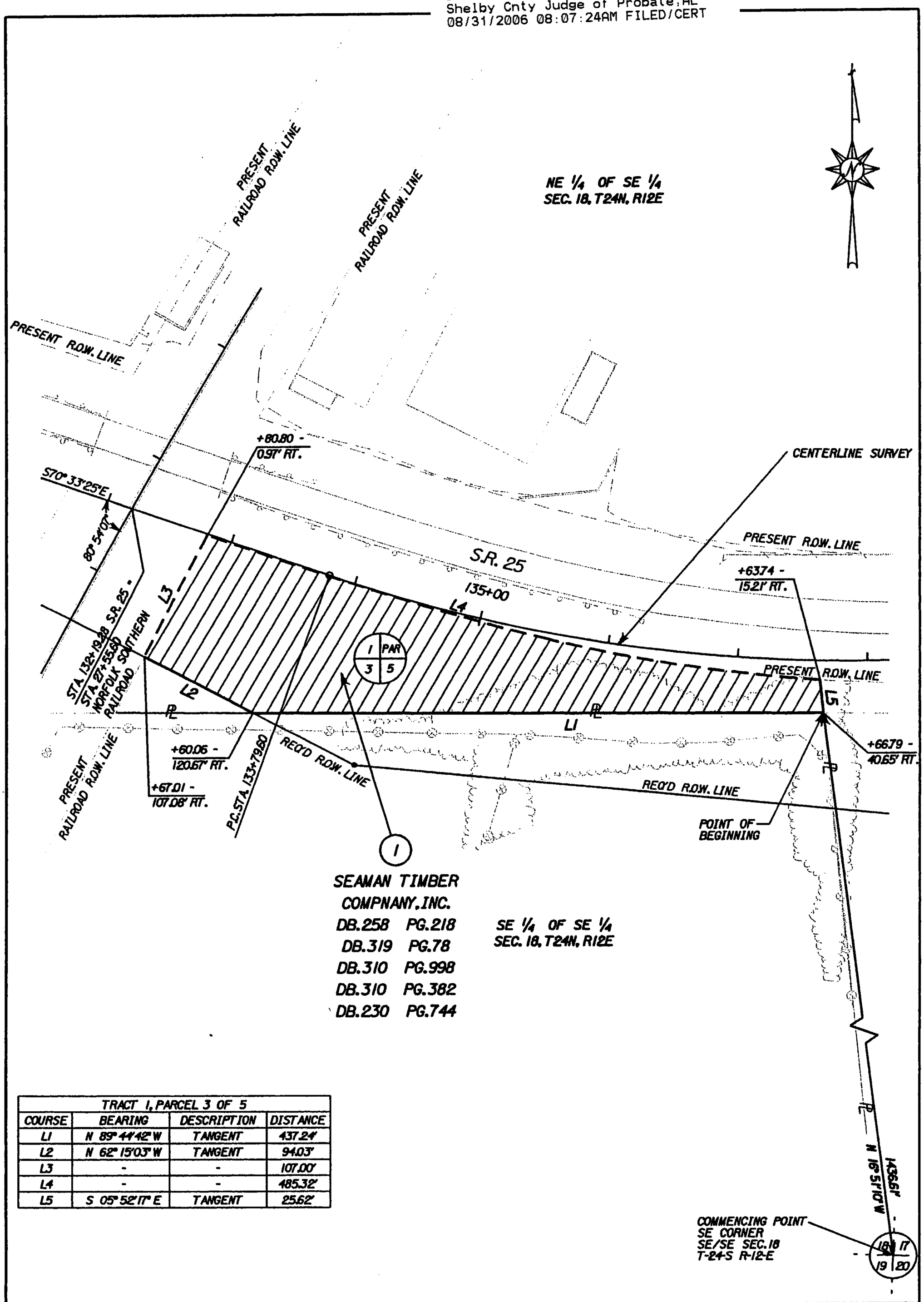

TRACT 1, PARCEL 3 OF 5			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N 89° 44'42" W	TANGENT	437.24'
L2	N 62° 15'03" W	TANGENT	94.03'
L3	-	-	107.00'
L4	-	-	485.32'
L5	S 05° 52'17" E	TANGENT	25.62'

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

	ACRES
R.O.W. ACQUIRED	0.819

ALABAMA DEPARTMENT OF TRANSPORTATION

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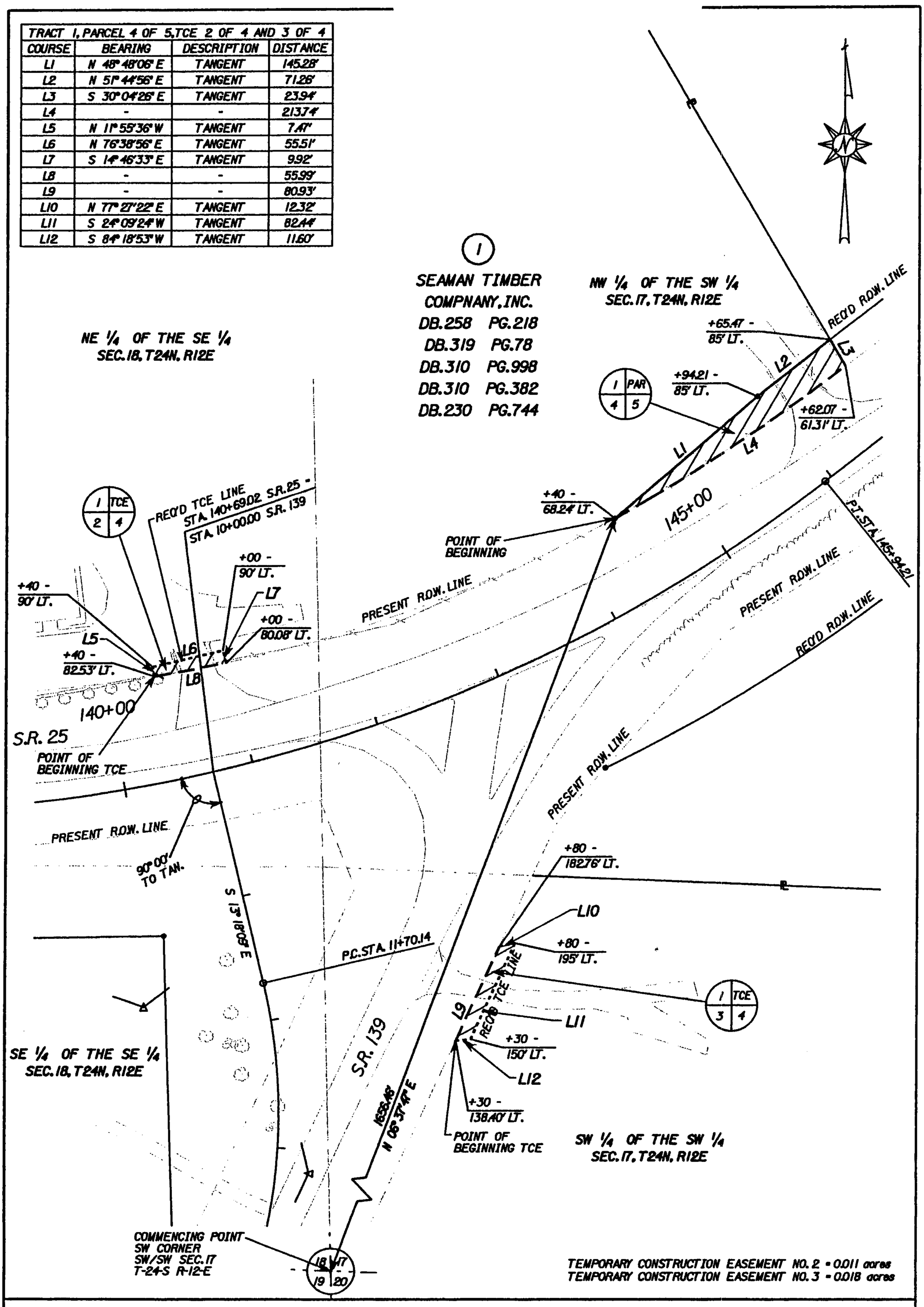
TRACT 1, PARCEL 4 OF 5, TCE 2 OF 4 AND 3 OF 4			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N 48°48'06" E	TANGENT	145.28'
L2	N 51°44'56" E	TANGENT	71.26'
L3	S 30°04'26" E	TANGENT	23.94'
L4	-	-	213.74'
L5	N 11°55'36" W	TANGENT	7.47'
L6	N 76°38'56" E	TANGENT	55.51'
L7	S 14°46'33" E	TANGENT	9.92'
L8	-	-	55.99'
L9	-	-	80.93'
L10	N 77°27'22" E	TANGENT	12.32'
L11	S 24°09'24" W	TANGENT	82.44'
L12	S 84°18'53" W	TANGENT	11.60'



TEMPORARY CONSTRUCTION EASEMENT NO. 2 = 0.011 acres
TEMPORARY CONSTRUCTION EASEMENT NO. 3 = 0.018 acres

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

	ACRES
R.O.W. ACQUIRED	0.077

ALABAMA DEPARTMENT OF TRANSPORTATION

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

SCALE - 1" = 100'

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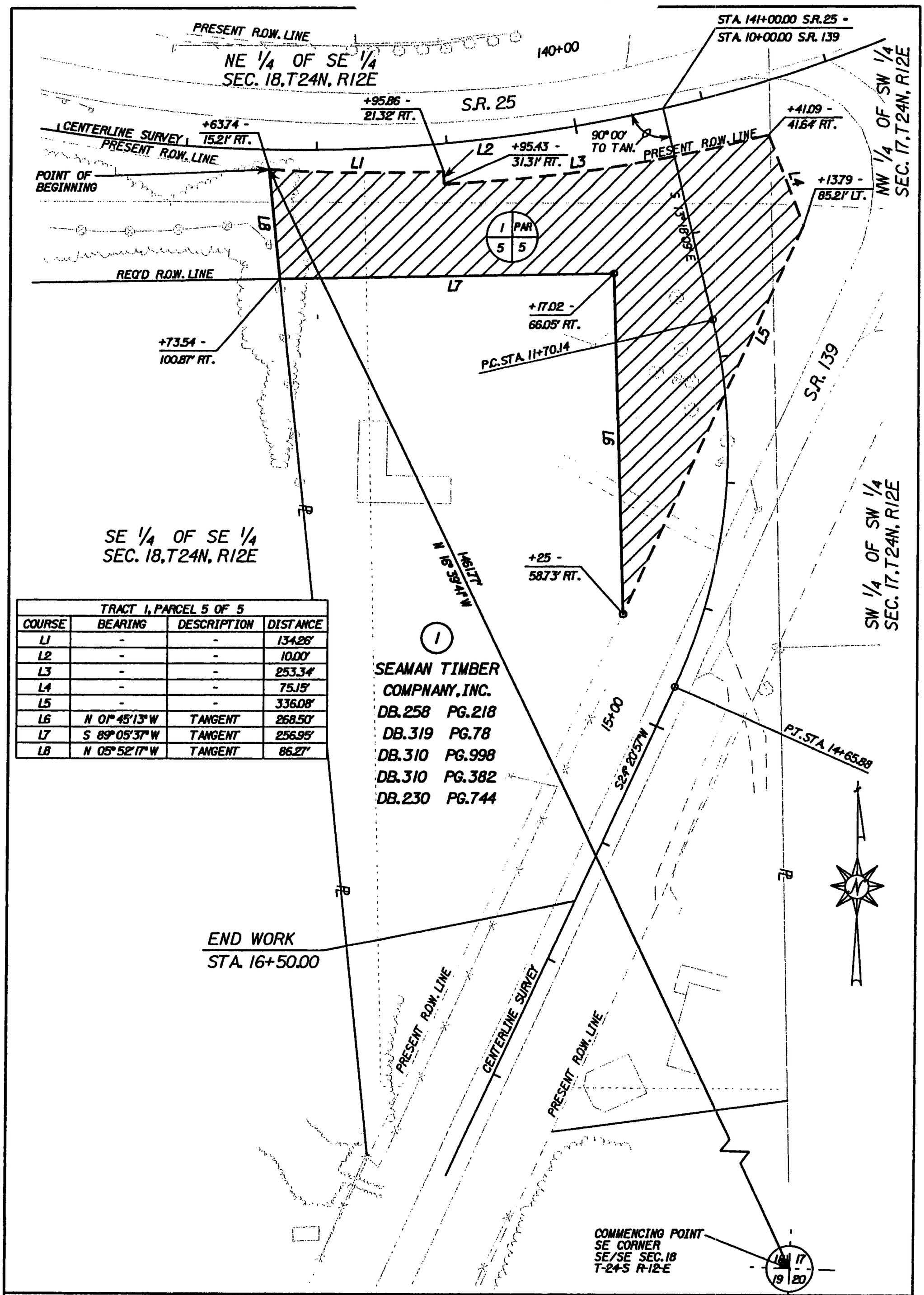

TRACT 1, PARCEL 5 OF 5			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	-	-	134.26'
L2	-	-	10.00'
L3	-	-	253.34'
L4	-	-	75.15'
L5	-	-	336.08'
L6	N 01° 45' 13" W	TANGENT	268.50'
L7	S 89° 05' 37" W	TANGENT	256.95'
L8	N 05° 52' 17" W	TANGENT	86.27'

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

	ACRES
R.O.W. ACQUIRED	1.173

ALABAMA DEPARTMENT OF TRANSPORTATION

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

SCALE – 1" = 100'

DATE: 06 – 06 – 06
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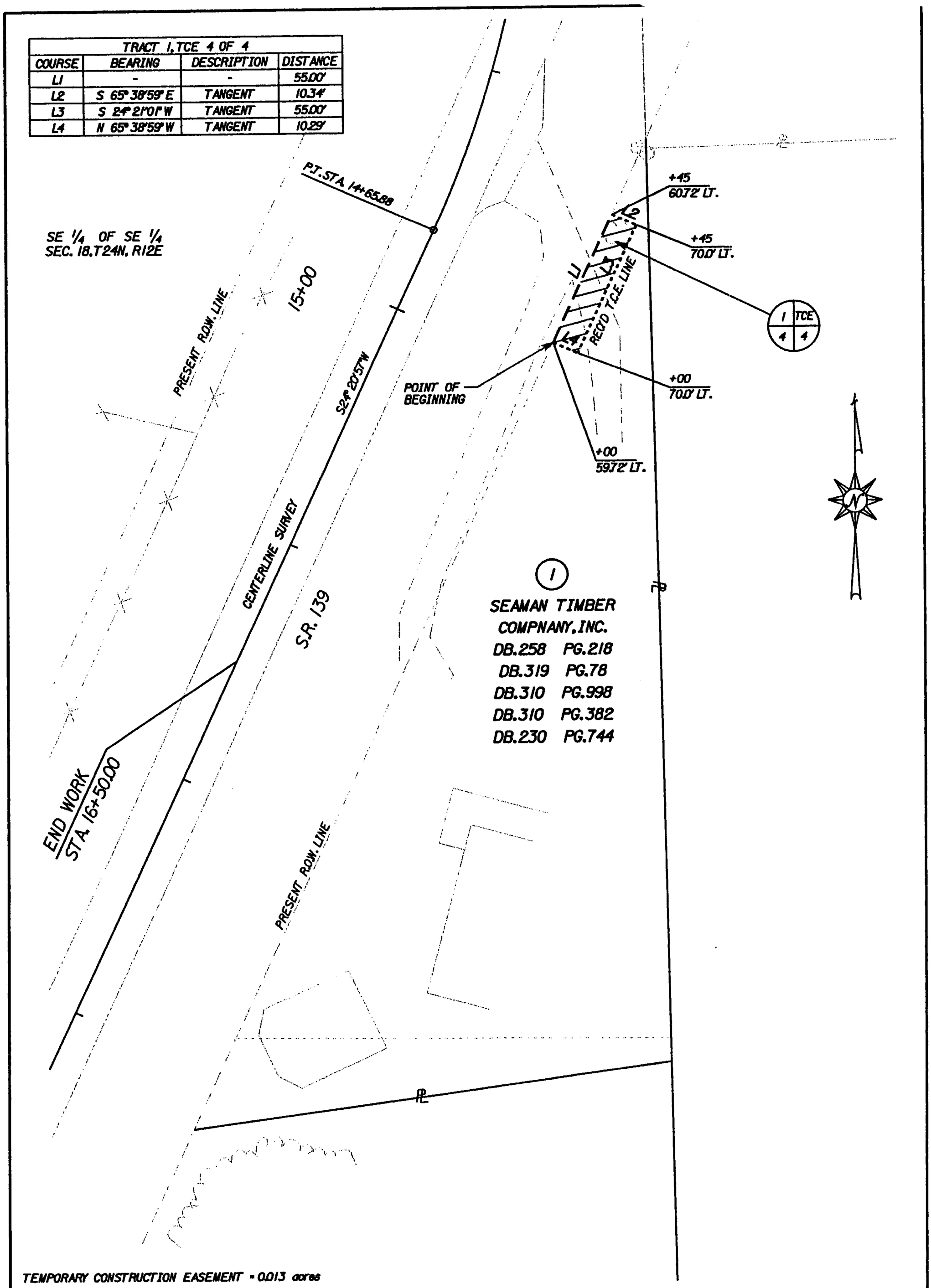

TRACT : NO. 1

OWNER : SEAMAN TIMBER COMPANY, INC.

	ACRES
R.O.W. ACQUIRED	0.000

ALABAMA DEPARTMENT OF TRANSPORTATION

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

SCALE – 1" = 50'

DATE: 06 – 06 – 06
REVISED: