

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



20060908000444390 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/08/2006 10:25:22AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 3

FEE SIMPLE

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of twenty-five thousand and no/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), Joe G. Clark and Judy P. Clark 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 NW ¼ of the SE ¼ and a part of the SW ¼ of the SE ¼ of Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, identified as Tract No. 3, Project No. BR-0025(509), more particularly described as follows:

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

thence N 50°56'19" W a distance of 1770.23 feet to a point on the present westerly right of way line of County Road 217 (said point offset 20.27 feet right and perpendicular to the centerline of County Road 217 at Station 15+50.00), also being the point of beginning;

thence S 89°30'36" W along the required right of way line a distance of 11.73 feet to a point 32.00 feet right and perpendicular to said centerline at Station 15+50.00;

thence N 00°29'24" W along the required right of way line a distance of 179.09 feet to a point 32.00 feet right and perpendicular to said centerline at P.T. Station 13+70.91;

thence N 01°07'03" E along the required right of way line a distance of 47.70 feet to a point 32.00 feet right and perpendicular to said centerline at Station 13+25.00;

thence N 01°04'26" E along the required right of way line a distance of 153.11 feet to a point 50.00 feet right and perpendicular to said centerline at Station 11+80.00;

thence N 47°48'44" W along the required right of way line a distance of 121.34 feet to a point 135.00 feet right and perpendicular to the project centerline at Station 127+00.00;

thence N 71°40'02" W along the required right of way line a distance of 283.32 feet to a point 100.00 feet right and perpendicular to said project centerline at Station 124+00.00;

thence S 88°41'07" W along the required right of way line a distance of 130.97 feet to a point on the west property line (said point offset 141.83 feet right and perpendicular to said project centerline at Station 122+63.95);

thence N 01°10'33" W along said west property line a distance of 116.41 feet to a point on the present southerly right of way line of State Road 25 (said point offset 2.55 feet left and perpendicular to said project centerline at Station 122+54.35);

thence southeasterly along said present southerly right of way line a distance of 498.26 feet to a point on the present westerly right of way of County Road 217 (said point offset 1.11 feet right and perpendicular to said project centerline at Station 127+51.64);

thence S 01°20'35" E and along said westerly right-of-way line a distance of 575.54 feet; to the point and place of beginning, containing 1.532 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 31 day of August, 2006.

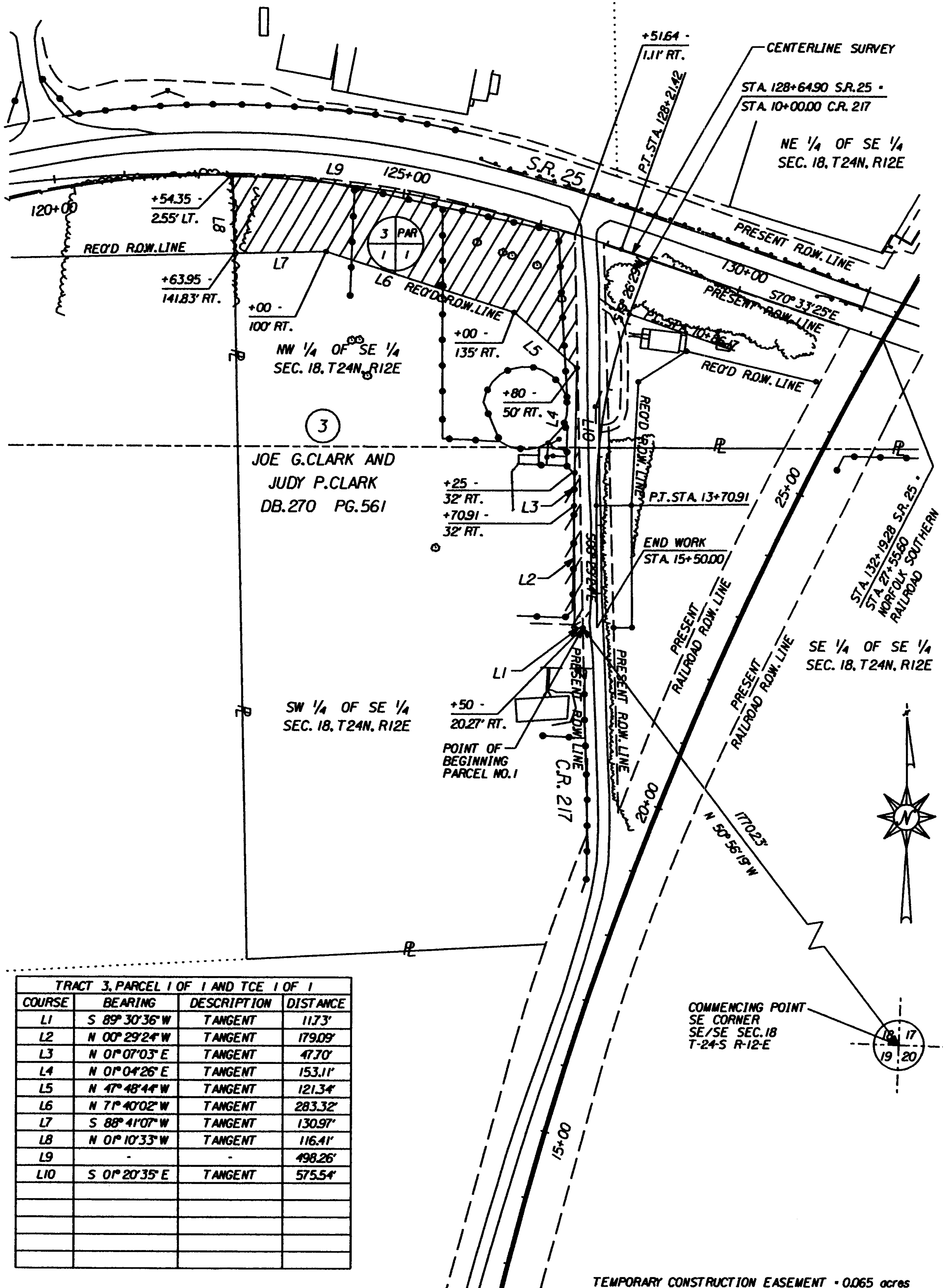
Joe G. Clark  
Joe G. Clark

Judy P. Clark  
Judy P. Clark

SWORN to and SUBSCRIBED before me this 31<sup>st</sup> day of August 2006.

Donna A. Rooker  
Notary Public  
My commission expires 6/23/07

  
20060908000444390 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
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TRACT : NO. 3

OWNER : JOE G. CLARK AND  
JUDY P. CLARK

ACRES  
TOTAL ACREAGE 12.257  
R.O.W. ACQUIRED 1.532  
REMAINDER 10.725

ALABAMA DEPARTMENT OF  
TRANSPORTATION

PROJECT NUMBER : BR-0176(005)  
SHELBY COUNTY, ALABAMA

SCALE - 1" = 200'

DATE: 01 - 09 - 06

REVISED: