


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

  
20060920000468070 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/20/2006 03:58:47PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 2

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

\$ 24,000.00 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),

Charles David Allgood and Judy Foster Allgood 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 and part of the NW ¼ of the SE ¼ of Section 18, Township 24 North, Range 12 East, Shelby County, Alabama, identified as Tract No. 2, Project No. BR-0025(509), more particularly described as follows:

Commencing at the Southwest corner of the SW ¼ of the SE ¼ of said Section 18,

thence N 04°55'55" W a distance of 1513.25 feet to a point on the present southerly right of way line of State Road 25 (said point offset 50.26 feet right and perpendicular to the project centerline at Station 112+85.00), also being the point of beginning;

thence northeasterly along said present southerly right of way line a distance of 961.82 feet to a point on the east property line (said point offset 2.55 feet left and perpendicular to said project centerline at Station 122+54.35);

thence S 01°10'34" E along said east property line a distance of 116.41 feet to a point on the required right of way line (said point offset 113.63 feet right and perpendicular to said project centerline at Station 122+61.95);

thence S 88°41'07" W along said required right of way line a distance of 436.75 feet to a point 90.00 feet right and perpendicular to said project centerline at Station 118+00.00;

thence S 74°09'34" W along said required right of way line a distance of 282.91 feet to a point 90.00 feet right and perpendicular to said project centerline at Station 115+02.72;

thence S 80°01'13" W along said required right of way line a distance of 221.32 feet; to the point and place of beginning, containing 1.437 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 18<sup>th</sup> day of September, 2006

Charles D. Allgood  
Charles David Allgood

Judy F. Allgood  
Judy Foster Allgood

SWORN to and SUBSCRIBED before me this 18 day of Sept 2006.

Margaret J. Noah  
Notary Public  
My Commission Expires 1-20-08



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