

*This instrument prepared by:
Gonzalez-Strength & Associates, Inc.
2176 Parkway Lake Drive
Hoover, Alabama 35244*

STATE OF ALABAMA)

\$500.⁰⁰

COUNTY OF SHELBY)

RIGHT OF WAY DEED FOR PERMANENT DRAINAGE EASEMENT

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

ONE dollars cash in hand paid, the receipt of which is hereby

acknowledged, as I, the undersigned grantor, **Adams Homes, LLC.** have this day

bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the

State of Alabama a permanent easement and right of way including all right, title and interest in and to all timber growing on or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land to grade, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway, together with such bridges, drains, culverts, ramps and cuts as may be necessary and the right to place rip-rap on, over and across such easement situated and lying in the County of Shelby, State of Alabama and more particularly described as follows:

A parcel of land situated in the Northeast quarter of Section 35 Township 21 South, Range 3 West Shelby County, Alabama, said point also being a part of Lot 89 Hidden Forest Subdivision as recorded in Map Book 35, Page 117 in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 35 and run South along the West line of said Section for a distance of 2147.38 feet; thence leaving said West line turn an interior angle to the right of 91 degrees 10 minutes 47 seconds and run in an Easterly direction for a distance of 2989.77 feet to the POINT OF BEGINNING of the parcel of land herein described; thence turn an interior angle to the right of 101 degrees 43 minutes 59 seconds and run in a Northeasterly direction for a distance of 61.27 feet; thence turn an exterior angle to the right of 146 degrees 39 minutes 16 seconds and run in a Northwesterly direction for a distance of 27.29 feet; thence turn an exterior angle to the right of 213 degrees 20 minutes 44 seconds and run in a Northeasterly direction for a distance of 27.83 feet to a point on the Southern-most right of way of Hidden Forest Drive, said point also being on a curve



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turning to the right, said curve having a radius of 40.00 feet, a central angle of 65 degrees 00 minutes 14 seconds, a chord distance of 42.99 feet, and an interior angle to the left to chord of 35 degrees 33 minutes 43 seconds; thence run along the arc of said curve and along said right of way for a distance of 45.38 feet to a point on the Western-most right of way of Alabama State Highway #119 said point being at a right angle from and a distance of 40.00 feet from centerline station 279+45.94 of said Highway #119; thence turn an exterior angle to the right from chord of said curve of 215 degrees 33 minutes 43 seconds and run in a Southwesterly direction along said right of way for a distance of 74.85 feet to a point that is at a right angle from and a distance of 40.00 feet from station 278+71.08 of the centerline of said highway #119; thence leaving said right of way turn an interior angle to the left of 101 degrees 43 minutes 29 seconds and run in a Westerly direction for a distance of 10.21 feet to the POINT OF BEGGINNING. Said parcel contains 1,442 square feet or 0.03 acres more or less.

TO HAVE AND TO HOLD the said easement and right of way including all right, title and interest in and to such timber aforementioned unto the State of Alabama and unto its successors and assigns forever.

AND THE SAID GRANTOR hereby covenants with the State of Alabama that I am lawfully seized and possessed of the afore-described tract or parcel of land; that I have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, I hereby release the State of Alabama, its employees and officials from all claims for damage, from what-soever cause, present or prospective, incidental or consequential to the exercise of any of the rights herein granted.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 19th day of


October, 2006
2003

[Signature] (L.S.)

ACKNOWLEDGMENT:

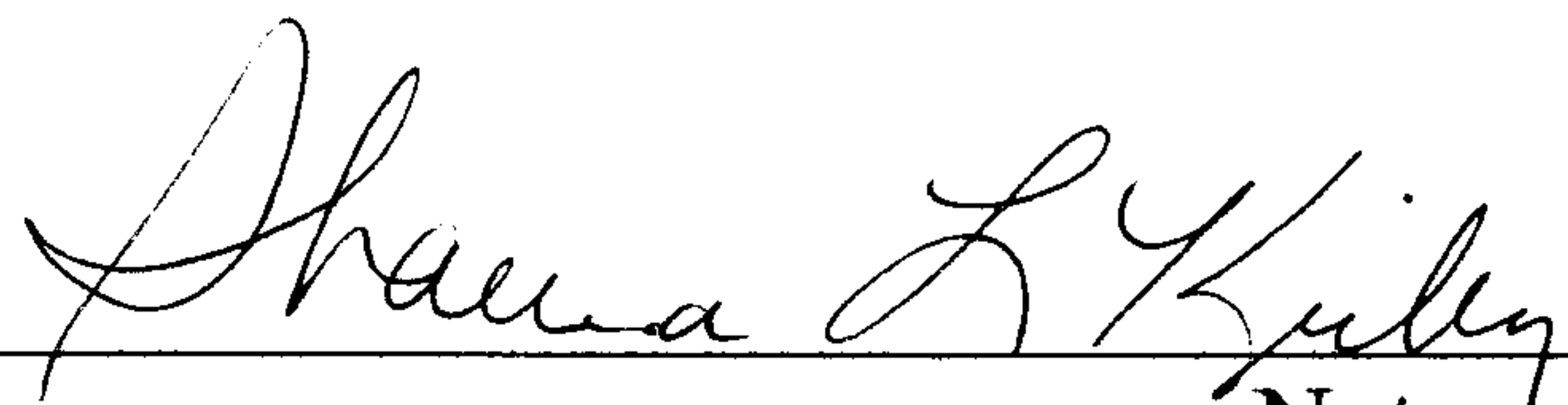
STATE OF ~~ALABAMA~~
COUNTY OF ~~SHELBY~~

Florida
Santa Rosa


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I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Wayne L. Adams, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Given under by hand and official seal this the 19th day of October,
~~2003-2006~~.



Notary Public

My Commission Expire: 12/7/07



Shauna L. Kirby
My Commission DD240876
Expires December 07 2007