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Shelby Cnty Judge of Probate, AL
04/14/2008 01:32:05PM FILED/CERT

RIGHT-OF-WAY DEED FOR PUBLIC ROAD

STATE OF ALABAMA)

PROJECT NO. SCP 59-410-00

SHELBY COUNTY)

TRACT NO. 17

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, James A. Yeager and Peggy S. Yeager, of the County and State aforesaid, in and for the consideration of Ninety Dollars and No Cents (\$90.00), in hand paid by Shelby County, the receipt whereof is hereby acknowledged and for the further consideration of the benefit accruing to us and to the public from the construction or improvement of a public road through our lands, in Shelby County, do hereby give, grant, bargain, sell and convey to Shelby County, its successors or assigns, a Right-of-Way and Temporary Easement hereinafter described, over and across our said lands in Shelby County, Alabama, for the construction of a public road, said Right-of-Way and Temporary Easement herein conveyed being more particularly described as follows, and as shown on the sketch attached hereto and make a part hereof by reference to with:

Tract No. 17 of Project Number SCP 59-410-00, in Shelby County, Alabama containing 0.01 acres more or less. Being an approximately 4.44 acre parcel located 30 feet left of project centerline of Station Station 25+60 to 30 feet left of centerline of Station Station 26+00 of said project and as shown by attached conveyance sketch. See Exhibit A for a more detailed description of Tract No. 17.

TO HAVE AND TO HOLD the said Right-of-Way to the said Grantee, its successors, and assigns forever.

TO HAVE AND TO HOLD the said Temporary Easements unto Shelby County, its successors, and assigns for a period of three years, or until the completion of the project, whichever is later.

And we (I) do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their successors, and assigns, that I (we) am (are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted, the I (we) have good right to sell and convey the same as aforesaid, that I (we), by heirs executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD by Shelby County, or its Assigns, and for and in consideration of the benefits to our property by reason of the construction of improvement of said road, we hereby release the County aforesaid, and all of its employees and officers and the State of Alabama and all its employees officers from all consequential damages, resent or prospective, to our property, arising out of the construction, improvement, maintenance or repair of said road, and that said road is a benefit to our property is hereby admitted and acknowledged. All agreements, covering the moving, relocation and/or changing of the building and/or structures located wholly or partially on the above described right-of-way shall be in writing and approved by the State Department of Transportation before same shall be valid and binding on the Said State Department of Transportation. The grantor hereby grants permission with right of ingress and egress to grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above-described right-of-way.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 21ST day of August, 2002.

WITNESS:

Karen Cannon

James A. Yeager

ACKNOWLEDGEMENT FOR INDIVIDUAL(S)

STATE OF ALABAMA)

SHELBY COUNTY)

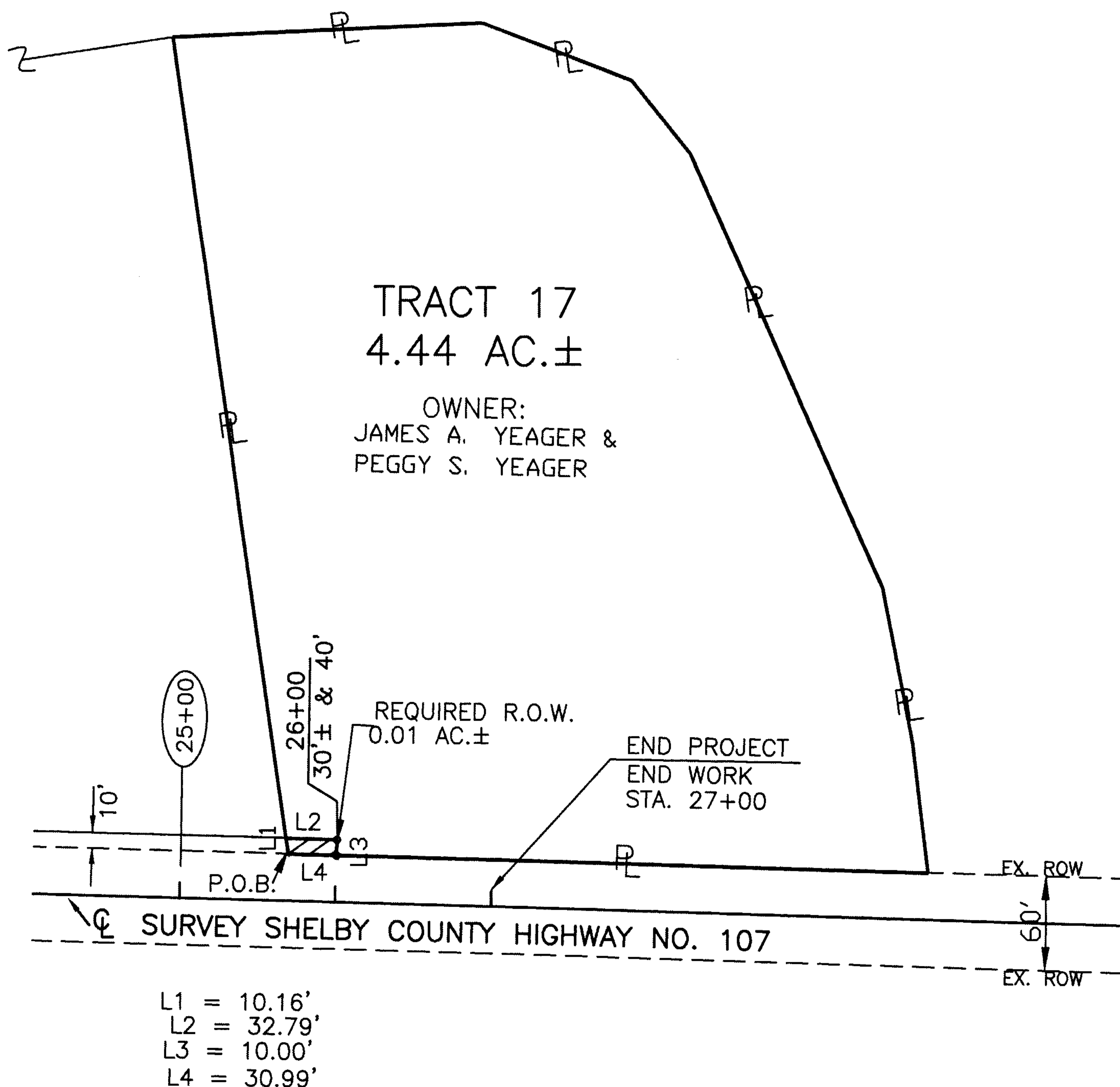
I Tammy G Shaw a Notary Public, in and for said County and State,
hereby certify that James A. Yeager and Peggy S. Yeager, whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day that,
being informed of the contents of this conveyance, has/have executed the same voluntarily on the
day same bears date.

Given under my hand and official seal this 21ST day of August,
2002.

Tammy G Shaw NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-15-05



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NOTE: THIS DATA WAS BASED ON INST # 1999-40644
RECORDED IN THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA

SHELBY COUNTY HIGHWAY DEPARTMENT

TRACT NUMBER 17
OWNER: JAMES A. YEAGER &
PEGGY S. YEAGER

TOTAL ACREAGE: 4.44 AC±
R/W REQUIRED: 0.01 AC±
REMAINDER: 4.43 AC±

PROJECT NO.: FAP ACGBBR2-5900()
SCP 59-410-00

COUNTY: SHELBY

SCALE: 1" = 100'

DATE: 02-01-02

REVISED: .

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EXHIBIT "A"

TRACT 17: ROW Legal Description

A tract of land situated in the Southwest Quarter of the Southeast Quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama and further described as follows:

Commence at the Northeast Corner of said Southwest Quarter of the Southwest Quarter of Section 36; **THENCE** run South along the East line of said quarter-quarter section for 203.66 feet; **THENCE** an angle right of 81 degrees 13 minutes 31 seconds and run southwesterly for 601.65 feet; **THENCE** turn an angle left of 85 degrees 07 minutes 11 seconds and run southeasterly for 360.49 feet to a point in the center of a ditch; **THENCE** turn an angle left of 156 degrees 45 minutes 15 seconds and run northeasterly for 102.44 feet; **THENCE** turn an angle right of 29 degrees 54 minutes 15 seconds and run Northeast for 59.28 feet; **THENCE** turn an angle to the right of 15 degrees 02 minutes 15 seconds and run Northeast along center of ditch for 301.34 feet; **THENCE** turn an angle right of 13 degrees 19 minutes 45 seconds and run Northeast along center of ditch for 99.45 feet; **THENCE** an angle right of 03 degrees 59 minutes and run Northeast along center of ditch for 82.81 feet to a point on the West present Right-of-Way margin of Shelby County Road 107; **THENCE** turn an angle right of 98 degrees 41 minutes 08 seconds and run southerly along said West present Right-of-Way margin of Shelby County Road 107 for 410.72 feet to the **POINT OF BEGINNING** of an additional Right-of-Way required of land herein described; **THENCE** turn an angle to the right of 79 degrees 48 minutes 37 seconds and run southwesterly 10.16 feet; **THENCE** turn an angle right of 100 degrees 11 minutes 23 seconds and run in a northerly direction for 32.79 feet; **THENCE** turn an angle right of 90 degrees 00 minutes 00 seconds and run in an easterly direction for 10.00 feet to the West present Right-of-Way margin of Shelby County Road 107; **THENCE** turn an angle right of 90 degrees 00 minutes 00 seconds and run in a Southerly direction along said West present Right-of-Way margin of Shelby County Road 107 for 30.99 feet to the **POINT OF BEGINNING**, containing 0.01 acres, more or less.