

ALABAMA DEPARTMENT OF TRANSPORTATION  
BUREAU OF RIGHT OF WAY  
MONTGOMERY, ALABAMA 36130

PREPARED BY ROBERT J. BLACK, JR., PLS  
NEEL-SCHAFFER, INC.  
BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
COUNTY OF SHELBY

TRACT NO. 18

FEE SIMPLE

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of (\$191,900.00

ONE HUNDRED NINETY-ONE THOUSAND NINE HUNDRED 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), BONDA T. KIRCHER, an unmarried woman 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. STPAA-7112(603) 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:

**Parcel 1 of 1**

A part of the NE ¼ Section 2, T-20-S, R-03-W identified as Tract No.18 on Project No. STPAA-7112(603) in Shelby County, Alabama and being more fully described as follows:

BEGIN at the southwestern corner of Lot 2, Cobblestone Village, as recorded in Map Book 19, Page 76 and instrument no. 1995-246371 in the office of the Judge of Probate of Shelby County, Alabama, said point being on the southeastern present right of way line of SR 261, (said point offset 32.04 feet and at a right angle to the centerline of project at station 195+89.29);

Thence run in a northeasterly direction along said present right of way line and the west lot line of said Lot 2 for a distance of 74.54 feet to a point that is 30.47 feet and at a right angle to the centerline of project at station 196+63.81;

Thence leaving said present right of way of SR 261, run in a southeasterly direction along the southeastern Lot line for a distance of 164.80 feet to a point on the present northern right of way of Cobblestone Terrace (said point offset 165.16 feet and at a right angle to the centerline of project at station 195+68.84);

Thence run in southwesterly direction along the present northern right of way of Cobblestone Terrace for a distance of 88.29 feet to a point on the northwesterly Lot line of said Lot 2 (said point offset 130.58 feet and at a right angle to the centerline of project at station 195+19.81);



Thence leaving said right of way of Cobblestone Terrace run in a northwesterly direction along the northwesterly lot line of said Lot 2 for a distance of 120.58 feet to a point on the southeastern present right of way line of SR 261. which is the Point of Beginning..

Containing 0.20 acres, more or less and being the entire property owned by James J. Kircher and Bonda T. Kircher Map Book 19, Page 76 and instrument no. 1995-246371. The above Grantor, Bonda T. Kircher, is the surviving Grantor of that certain survivorship deed recorded in Map Book 19, Page 76 and in instrument no. 1995-246371. The other Grantor, James Kircher, died on on 11th day of October 2005.

**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 16<sup>th</sup> day of October 2008

Bonda T. Kircher  
BONDA T. KIRCHER

### ACKNOWLEDGEMENT

STATE OF ALABAMA  
COUNTY OF Shelby

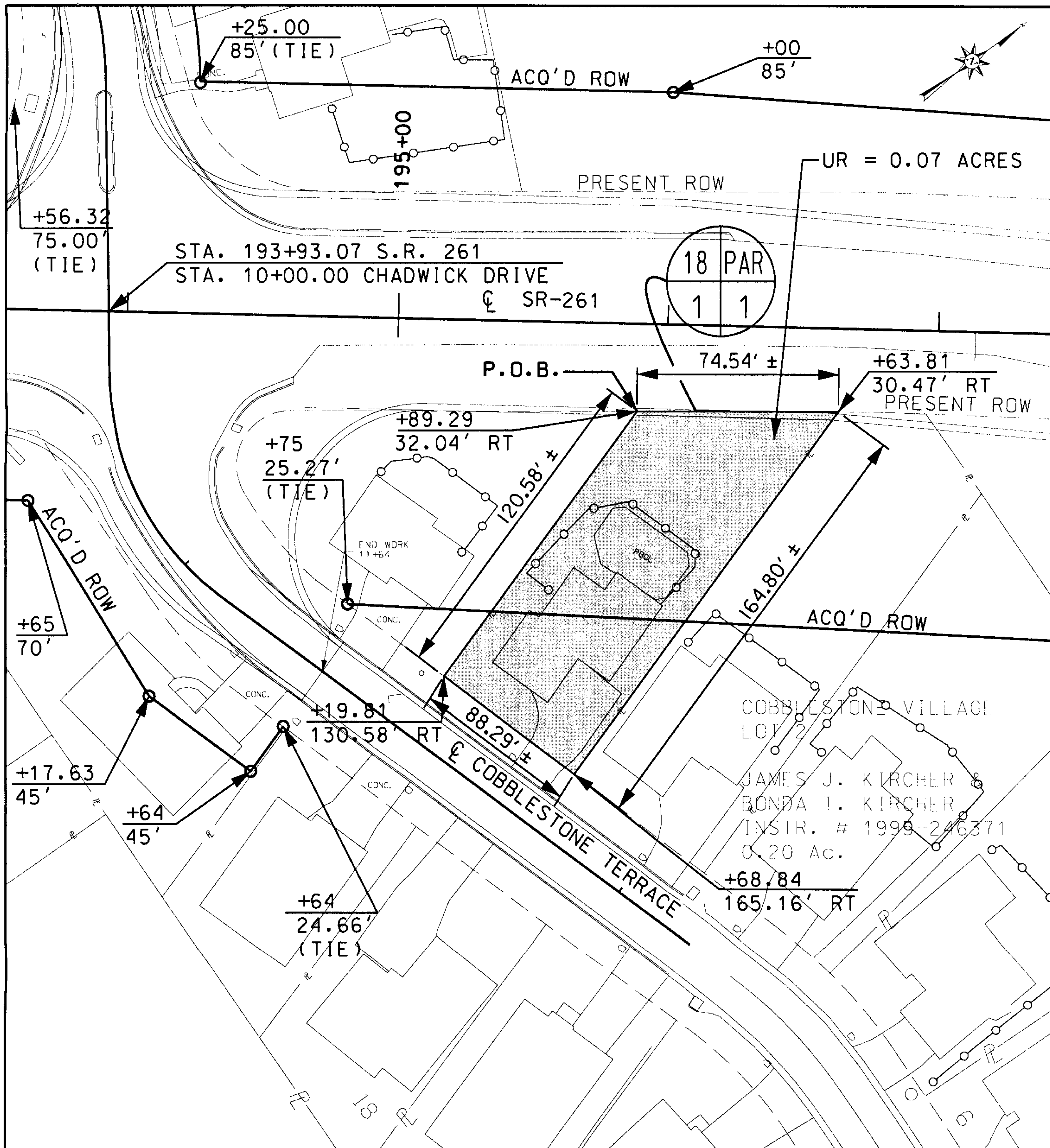
I, Paula K. McCay, a Notary Public, in and for said County in said State, hereby certify that Bonda T. Kircher, whose name(s) is, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntary on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of October 2008.

Paula K. McCay  
NOTARY PUBLIC

My Commission Expires 3/28/2012





TRACT NUMBER: 18 - PARCEL 1

ALABAMA DEPARTMENT OF TRANSPORTATION  
PROJECT NUMBER STPAA-7112(603)

OWNER: JAMES J. KIRCHER &  
BONDA T. KIRCHER

SHELBY COUNTY  
SE 1/4 NE 1/4 SEC 2 T20S R3W

INSTR. # 1995-246371

ACREAGE BEFORE: 0.20 ACRES

DATE 10 /07 /2008

REQUIRED ROW: 0.20 ACRES

SCALE: 1" = 50'

ACREAGE REMAINING: 0.00 ACRES

PAGE 1 OF 1

20081017000409580 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/17/2008 03:02:15PM FILED/CERT