

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. 9

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of (\$166,000.00)

ONE HUNDRED SIXTY-SIX THOUSAND AND 00/100 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), Jason M. Tanner, a married man 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.9 on Project No. STPAA-7112(603) in Shelby County, Alabama and being more fully described as follows:

BEGIN at the southeastern corner of Lot 42, Chadwick Sector 1, as recorded in Map Book 17, Page 52 and instrument no. 2001-21596 in the office of the Judge of Probate of Shelby County, Alabama, said point being on the northwestern present right of way line of SR 261, (said point offset 21.80 feet and at a right angle to the centerline of project at station 191+77.66);

Thence run in a northwesterly direction along the south lot line of said Lot 42 for a distance of 146.24 feet to the southwestern corner of said Lot 42 to a point on the southerly right of way line of Chadwick Lane (said point offset 167.53 feet and at a right angle to the centerline of project at station 191+65.46);

Thence run in a northeasterly direction along the west lot line of said Lot 42 and the southerly right of way line of Chadwick Lane for a distance of 41.23 feet to a point on the west Lot line of said Lot 42 (said point offset 172.93 feet and at a right angle to the centerline of project at station 192+06.33);

Thence continue along on the west lot line of said Lot 42 and the southerly right of way line of Chadwick Lane for a distance of 36.66 feet to a point that is that is the northwestern corner of said Lot 43 (said point offset 186.66 feet and at a right angle to the centerline of project at station 192+40.31);



20081212000463890 2/3 \$18.00
Shelby Cnty Judge of Probate,AL
12/12/2008 11:53:55AM FILED/CERT

Thence leaving said right of way of Chadwick Lane, run in a southeasterly direction along the north Lot line of said Lot 42 for a distance of 158.45 feet to the northwestern corner of said Lot 42 to a point being on the northwestern present right of way line of SR 261, (said point offset 28.76 feet and at a right angle to the centerline of project at station 192+53.53);

Thence run in a southwesterly direction along the east lot line of said Lot 42 and the northwestern present right of way line of SR 261 for a distance of 76.19 feet to a point on the southern property boundary of said property, which is the Point of Beginning.

Containing 0.26 acres, more or less and being the entire property owned by Jason M. Tanner Map Book 17, Page 52 and instrument no. 2001-21596.

THE ABOVE DESCRIBED PARCEL DOES NOT CONSTITUTE THE HOME PLACE OF THE GRANTOR.

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 ad valorem 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 8 day of

December 2008

JASON M. TANNER

ACKNOWLEDGEMENT

STATE OF ~~ALABAMA~~ Florida
COUNTY OF Escambia

I, Ramela Ely, a Notary Public, in and for said County in said State,
hereby certify that Jason M. Tanner _____, whose name(s)

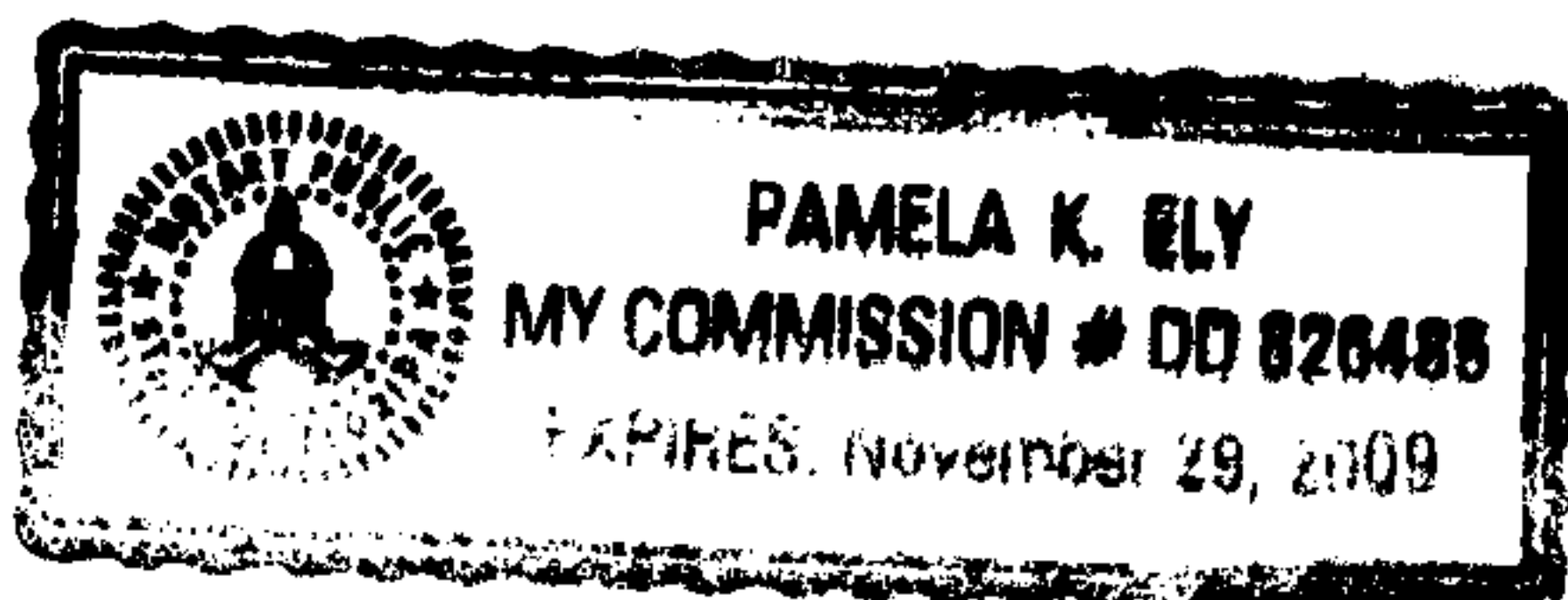
_____ is _____, signed to the foregoing conveyance, and
who _____ is _____ known to me, acknowledged before me on this day that, being
informed of the contents of this conveyance, Jason M. Tanner

executed the same voluntary on the day the same bears date.

PLDL T560433713630

Given under my hand and official seal this 8 day of Dec. 20 08

Pamela Ely
NOTARY PUBLIC



My Commission Expires _____

