

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

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

STATE OF ALABAMA
COUNTY OF SHELBY

TRACT NO. 12

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
ONE HUNDRED FORTY-FIVE THOUSAND & NO/100 DOLLARS
(\$145,000.00) _____dollar(s), cash in hand paid to the

undersigned by the State of Alabama, the receipt of which is hereby acknowledged, xk

(we), the undersigned grantor(s), KIRK ALLEN RAMIREZ AND WIFE,
STACEY ALLISON RAMIREZ, 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. 12 on Project No.
STPAA-7112(603) in Shelby County, Alabama and being more fully described as follows:

BEGIN at the southwestern corner of Lot 20, according to the Survey of Cobblestone
Village, as recorded in Map Book 19, Page 76 and instrument no. 1996-39908 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 48.18 feet and at a right angle to the centerline of project at
station 192+98.28); which is a point also being on a curve to the right having a central angle of 00°
31' 10", a radius of 5719.99 feet;

Thence along the arc of said curve and said southeastern present right of way line and
Lot line a distance of 51.84 feet to a point that is 45.17 feet and at a right angle to the centerline of
project at station 193+50.13, which is a point on a curve to the right having a central angle of 70°
20' 55", a radius of 40.00 feet;

Thence along the arc of said curve and Lot line a distance of 49.11 feet to a point on
the southern present right of way line of Cobblestone Terrace that is 70.76 feet and at a right angle
to the centerline of project at station 193+91.97, which is a point on a curve to the left having a
central angle of 31° 47' 16", a radius of 175.00 feet;

Thence along the arc of said curve and Lot line a distance of 97.09 feet along the southern present right of way line of Cobblestone Terrace to a point that is 138.87 feet and at a right angle to the centerline of project at station 194+44.79;

Thence run in a northeasterly direction along the northern Lot line of said Lot 20 for a distance of 20.68 feet to a point that is 150.76 feet and at a right angle to the centerline of project at station 194+61.65;

Thence leaving said northern Lot line, run in a southeasterly direction along the east Lot line of said Lot 20 for a distance of 76.65 feet to a point that is the southeastern corner of said Lot 20 (said point offset 213.24 feet and at a right angle to the centerline of project at station 194+17.60);

Thence run in a southwesterly direction along the southern Lot line of said Lot 20 for a distance of 210.44 feet to a point on the southeastern present right of way of SR 261, which is the Point of Beginning.

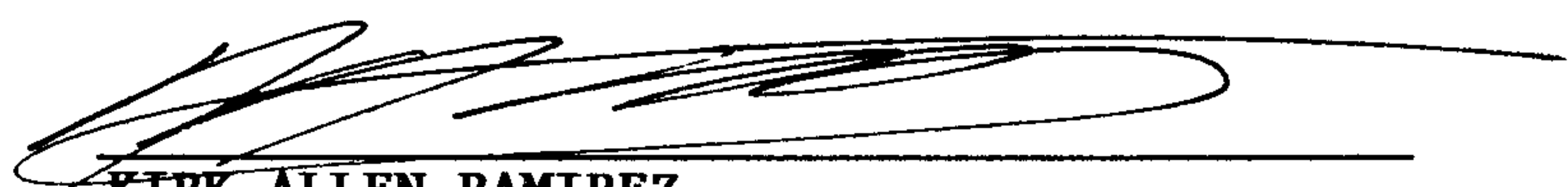
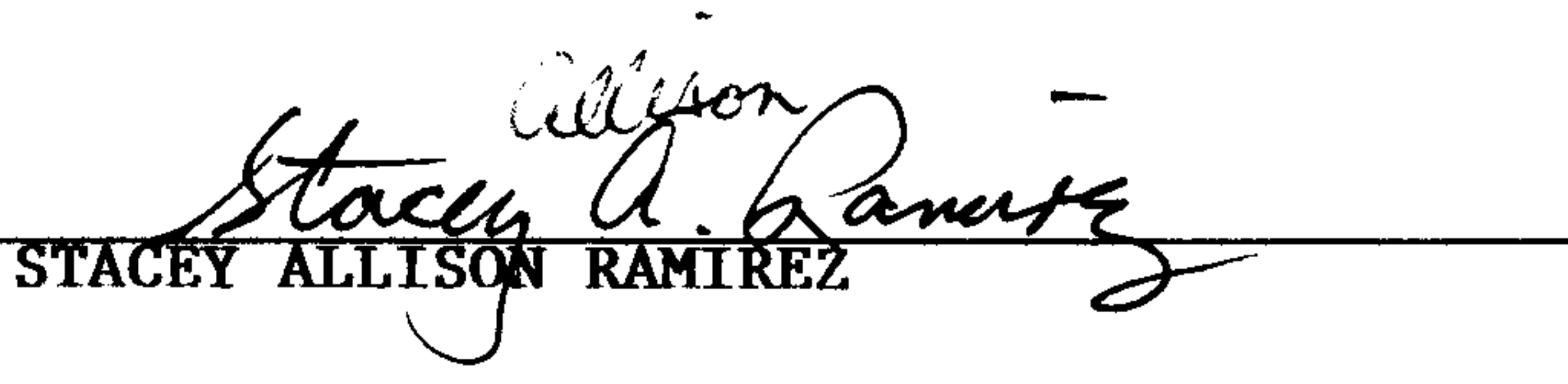
Containing 0.25 acres, more or less and being the entire property owned by Kirk Allen and Stacey Allison Ramirez Lot 20 Map Book 19, Page 76 and instrument no. 1996-39908.

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 ~~himself~~ (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to ~~himself~~ (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 25 day of September 2009

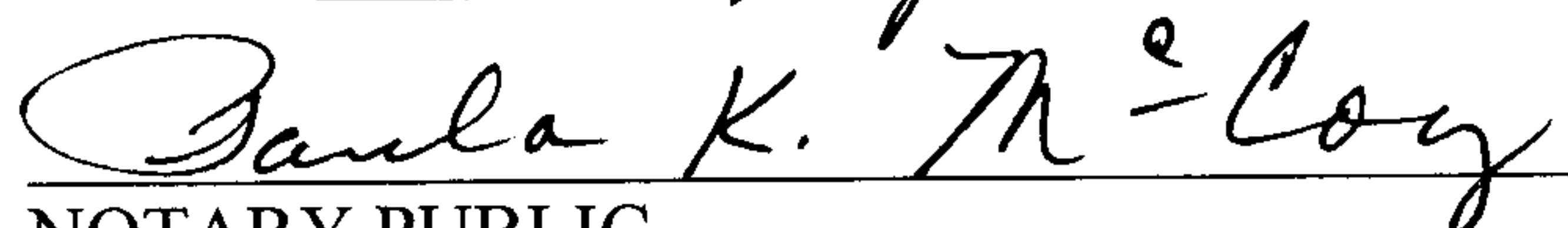

KIRK ALLEN RAMIREZ

STACEY ALLISON RAMIREZ

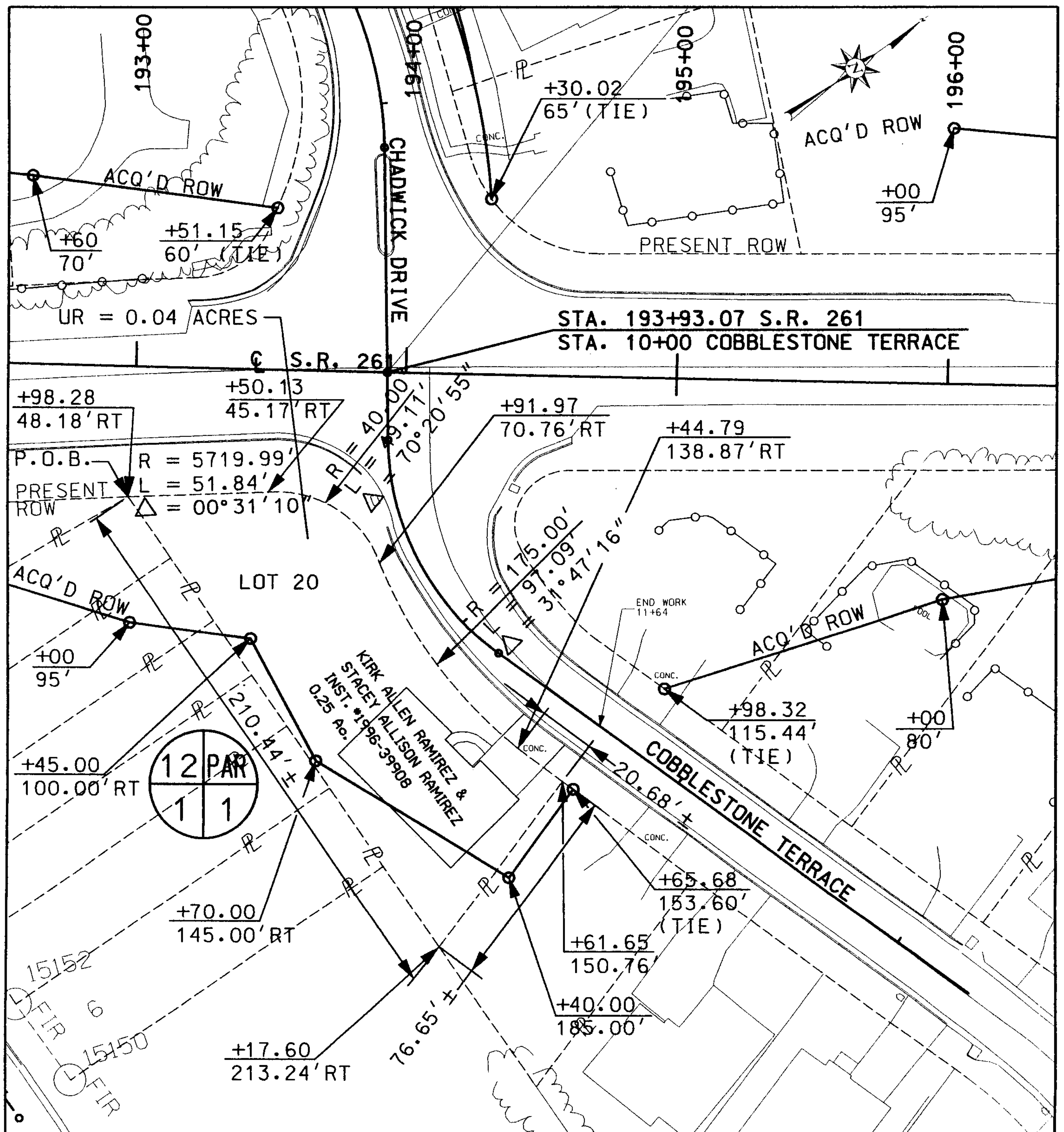
ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KIRK ALLEN RAMIREZ and wife, STACEY ALLISON RAMIREZ, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of Sept., 2009.


NOTARY PUBLIC
My Commission expires: 3/28/2012



TRACT NUMBER: 12 - PARCEL 1		ALABAMA DEPARTMENT OF TRANSPORTATION	
		PROJECT NUMBER STPAA-7112(603)	
OWNER: KIRK ALLEN & STACEY		SHELBY COUNTY	
ALLISON RAMIREZ		SE 1/4 NE 1/4 SEC 2 T20S R3W	
INSTR. # 1996-39908			
ACREAGE BEFORE:	0.25 ACRES	DATE	8 /31 /2009
REQUIRED ROW:	0.25 ACRES	SCALE:	1" = 50'
ACREAGE REMAINING:	0.00 ACRES	PAGE	1 OF 1
UR = 0.04 ACRES			

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Shelby Cnty Judge of Probate, AL
09/29/2009 10:22:56 AM FILED/CERT