


PREPARED BY:
URS
10687 Gaskins Way
Manassas, VA 20109


20100618000194830 1/5 \$223.00
Shelby Cnty Judge of Probate, AL
06/18/2010 01:08:19 PM FILED/CERT

~~AFTER RECORDING, MAIL TO:~~
Margaret C. Dawson
8715 Hwy. 119
Alabaster, Alabama 35007

NO - 10-0010
Purchase

U.S. CUSTOMS AND BORDER PROTECTION DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **U.S. CUSTOMS AND BORDER PROTECTION**, as grantor, **Leslie G. Dillmann**, as Fines, Penalties and Forfeitures Officer, U.S. Customs & Border Protection, New Orleans Port Office, in consideration of the bid of Two Hundred Thousand and no/100 Dollars (\$200,000.00) Margaret C. Dawson, as grantee, whose mailing address is 8715 Highway 119, Alabaster, Alabama 35007, has granted, bargained, sold and transferred and by these presents does grant, bargain, sell and transfer unto grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in Case No. 2:08-cv-01987-WMA United States District Court, Northern District of Alabama, Southern Division, the Fines, Penalties and Forfeiture Officer, U.S. Customs and Border Protection, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the Fines, Penalties and Forfeitures Officer, U.S. Customs and Border Protection, New Orleans Office, in accordance with the terms of the Amended Consent Judgment and Order of Forfeiture entered by the United States District Court, Northern District of Alabama, Southern Division in the case of the United States of America v. Certain Real Property Located at 149 Elder Drive, Alabaster, Alabama, together

Shelby County, AL 06/18/2010
State of Alabama
Deed Tax : \$200.00



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with all improvements, fixtures, and appurtenances thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 28 day of May, 2010.

David Vigier
WITNESS

David Vigier
PRINTED NAME

Cassandra Harvey
WITNESS
Cassandra Harvey
PRINTED NAME

THE UNITED STATES OF AMERICA,
ACTING BY AND THROUGH THE
U.S. CUSTOMS AND BORDER PROTECTION

Leslie G. Dillmann

Leslie G. Dillmann
Fines, Penalties and Forfeitures Officer
U.S. Customs and Border Protection
New Orleans Area Port

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Rd, Ste. 201
Coraopolis, PA 15108

State of Louisiana
Parish of Orleans

Sworn to & subscribed before me
at New Orleans, Louisiana
on this 28th day of May, 2010.

Kevin Green
Notary Public - Louisiana
my commission expires upon death

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, RUN SOUTH ALONG THE EAST BOUNDARY LINE OF THE NW 1/4 OF SW 1/4 FOR 385.0 FEET; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 167.88 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY 315.0 FEET; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 315 FEET; THENCE TURN AN ANGLE OF 87 DEG. 13 MIN. TO THE RIGHT AND RUN 315.0; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE RIGHT AND RUN 315.0 FEET TO THE POINT OF BEGINNING.

ALSO, A 10 FOOT EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE ABOVE DESCRIBED LOT AND RUN WESTERLY DIRECTION TO THE EAST RIGHT OF WAY LINE OF MONTEVALLO SILURIA HIGHWAY; THENCE RUN NORTHERLY DIRECTION ALONG SAID HIGHWAY 10 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL WITH THE NORTH LINE OF NW 1/4 OF SW 1/4 OF SECTION 14, A DISTANCE OF 315 FEET; THENCE RUN SOUTH 10 FEET; THENCE RUN IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING

PARCEL II

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4, 554.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY 145.50 FEET TO THE POINT OF BEGINNING; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NUMBER 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT; THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY 109.38 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 24.0 FEET TO THE POINT OF BEGINNING.

PARCEL III-A

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4, 724.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 125.0 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 277.26 FEET TO A POINT; THENCE 87 DEG. 13 MIN. TO THE RIGHT AND RUN NORTHERLY 125.0 FEET TO A POINT, THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN EASTERLY 277.26 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF

SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID $1\frac{1}{4}$ - $1\frac{1}{4}$ 554.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY 145.50 FEET TO THE POINT OF BEGINNING; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT; THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY ALONG THE NORTH LINE OF SUBJECT PROPERTY 109.38 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 24.0 FEET TO THE POINT OF BEGINNING AND THE END OF SAID PARCEL.

PARCEL III-B

COMMENCE AT THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID $1\frac{1}{4}$ - $1\frac{1}{4}$ 385.0 FEET TO THE POINT OF BEGINNING OF PARCEL III-B; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 87 DEG. 13 MIN. TO THE RIGHT AND RUN NORTHERLY 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN EASTERLY 167.88 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY THE EAST LINE OF SAID $1\frac{1}{4}$ - $1\frac{1}{4}$ 554.50 FEET TO THE SOUTHEAST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 147.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 20.02 FEET TO THE SOUTHWEST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE WEST LINE OF PARCEL III-C 145.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.2 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT; THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY ALONG THE NORTH LINE OF A PARCEL HERETOFORE CONVEYED BY PAUL LEON COST AND WIFE, LOIS COST TO DAVID M. PIGG AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 324 PAGE 621 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 129.40 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 169.50 FEET TO THE POINT OF BEGINNING.

PARCEL III-C

COMMENCE AT THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID $1\frac{1}{4}$ - $1\frac{1}{4}$ 554.50 FEET TO THE POINT OF BEGINNING OF PARCEL III-C THENCE CONTINUE ALONG LAST DESCRIBED COURSE 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 87 DEG. 13 MIN. TO THE RIGHT AND RUN NORTHERLY 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN EASTERLY 167.88 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL



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OF LAND: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 554.50 FEET TO THE SOUTHEAST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 147.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 20.02 FEET TO THE SOUTHWEST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE WEST LINE OF PARCEL III-C, 145.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY ALONG THE NORTH LINE OF A PARCEL HERETOFORE CONVEYED BY PAUL LEON COST AND WIFE, LOIS COST TO DAVID M. PIGG AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 324 PAGE 621, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 129.40 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 169.50 FEET TO THE POINT OF BEGINNING AND THE END OF SAID PARCEL.

Parcel ID: R 29 08S 06W 0000 0010 0341

Commonly known as 149 Elder Drive, Alabaster, AL 35007
However, by showing this address no additional coverage is provided