


THIS INSTRUMENT PREPARED BY
[3rd Division ROW]
[ALDOT]
[Birmingham, AL]


20120703000233560 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
07/03/2012 09:28:28 AM FILED/CERT

STATE OF ALABAMA

PROJECT NO. STPAA-0145(500)

COUNTY OF SHELBY

CPMS PROJ. NO. 100038926

TRACT NO. 2

DATE: 10/25/11

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN THOUSAND 00/100 (\$10,000.00) dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), BRENDA AND MARIC MAXNEUL 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:

A part of the SW ¼ of NE ¼ , Section 1, Township 21 South, Range 1 East and , identified as Tract No. 2 on Project No STPAA-0145(500) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the NW corner of the SW 1/4 of the NE 1/4 , of section 1, township 21 south and range 1 east,

thence S 23°57'59" E a distance of 1204.96 feet to a point on the acquired R/W line (said point offset 70.00' and perpendicular to centerline of project at station 98+00.00), which is the point of BEGINNING;

thence N 69°57'31" E and along the acquired R/W line a distance of 96.78 feet to a point on the present R/W line (said point offset 70.00' and perpendicular to centerline of project at station 98+96.78);

thence S 17°26'17" W and along the grantor's property line a distance of 46.92 feet to a point on the present R/W line of State Route 25;

thence S 70°5'5" W and along the present R/W line State Route 25 a distance of 564.49 feet to a point on the present R/W line of State Route 25 (said point offset 32.96' and perpendicular to centerline of project at station 93+00.00);

thence N 54°50'57" E and along the acquired R/W line a distance of 95.70 feet to a point on the acquired R/W line (said point offset 60.00' and perpendicular to centerline of project at station 94+00.00);

thence N 69°57'31" E and along the acquired R/W line a distance of 350.00 feet to a point on the acquired R/W line (said point offset 60.00' and perpendicular to centerline of project at station 97+50.00);

thence N 59°45'6" E and along the acquired R/W line a distance of 50.95 feet; to the point and place of BEGINNING containing 0.34 acres, more or less;


TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

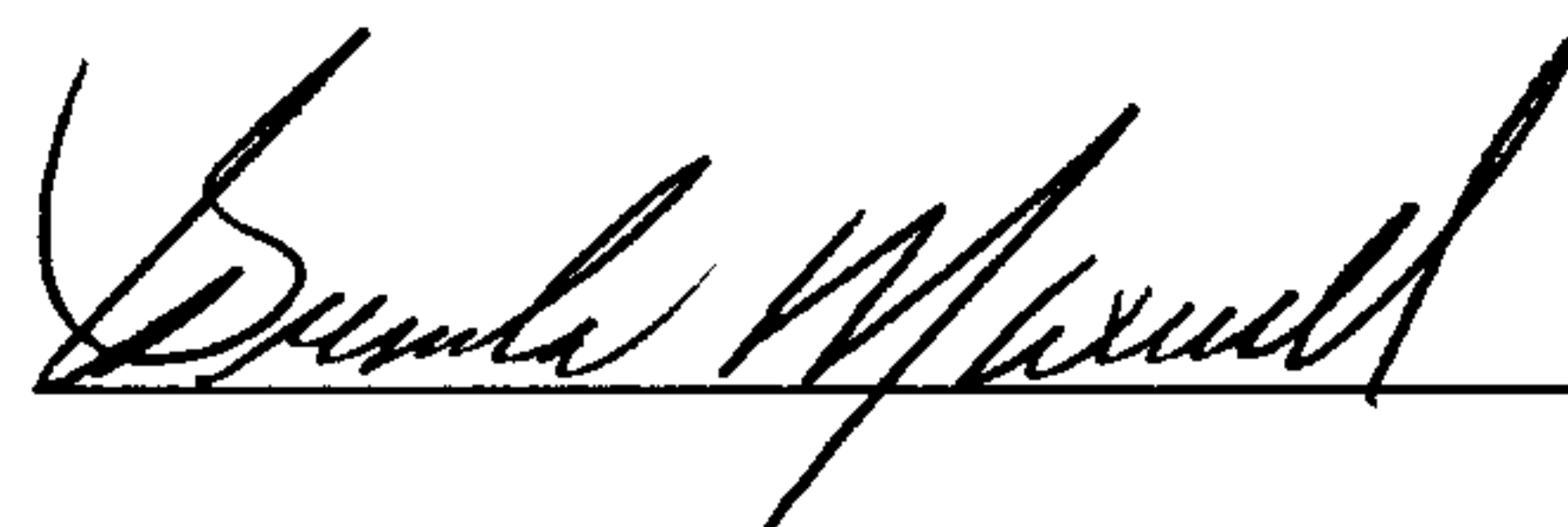
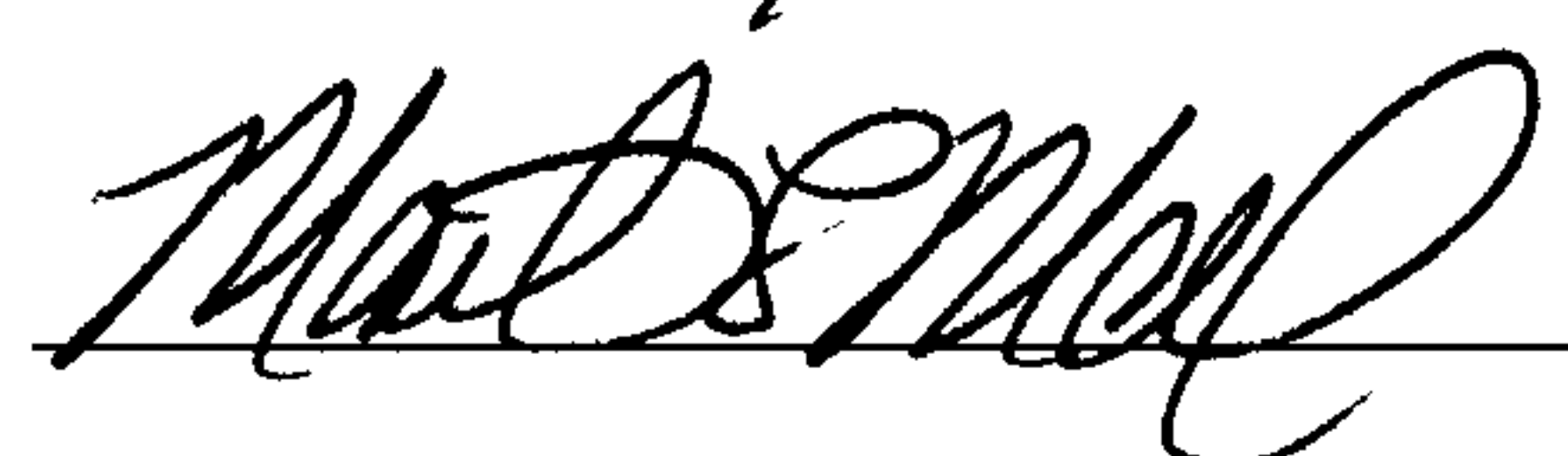
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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(S), 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

28th day of JUNE, 2012.


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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Curran S. Price, II, a Notary Public, in and for said County in said State, hereby certify that BRENDA MAXWELL (AND) MARIC MAXWELL, whose name (s) is/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, SHE AND HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of JUNE 2012.



NOTARY PUBLIC

My Commission Expires 12/24/12

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Jefferson County



I, Curran S. Price, II, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of the, Company, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 20____.

NOTARY PUBLIC

My Commission Expires _____

