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[3rd Division ROW]
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[Birmingham]



20130326000125560 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
03/26/2013 12:14:23 PM FILED/CERT

STATE OF ALABAMA)

PROJECT NO. STPBH-0025(507)

COUNTY OF SHELBY)

CPMS PROJ. NO. 100007536

TRACT NO. 9

DATE: 10/01/12

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand Three Hundred Forty and no/100 (\$10,340.00) 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), Sarah Jo Richards, unmarried 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 NW ¼, Section 6, Township 21 South, Range 2 East, identified as Tract No. 9 on Project No STPBH 0025(507) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the northwest corner of section 6, township 21 south, range 2 east being a gun barrel found in place, thence proceed in an easterly direction along the north boundary of said section 6 for a distance of 1374.19 feet, more or less, to a point on the centerline of project STPBH-0025(507) at station 42+64.56;

Thence proceed southwesterly along the centerline of said project for a distance of 174.88 feet to a point on the centerline of project located a P.C. Station 41+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 1858.79 feet to a point on the centerline of project located at station 22+72.46;

Thence turn a deflection angle 90 degrees right and proceed in a northwesterly direction for a distance of 31.45 feet, more or less, to a point (capped iron found) on the present R/W line of SR 25, which is located to the right of station 22+72.46, which is the point of BEGINNING;

Thence S 30°45'59" W and along the present R/W line a distance of 69.99 feet to a point on the present R/W line of SR 25;

Thence S 89°45'42" W and along the grantor's property line a distance of 15.51 feet to a point on the required R/W line (said line between a point that is offset 45.00' and perpendicular to centerline of project at station 21+70.00 and a point that is offset 45.00' and perpendicular to centerline of project at station 22+50.00); ;

Thence N 30°21'0" E and along the required R/W line a distance of 55.24 feet to a point on the required R/W line (said point offset 45.00 feet and perpendicular to the centerline of project at station 22+50.00);

Thence N 21°49'42" E and along the required R/W line a distance of 16.37 feet to a point on the present R/W line of Weldon Street (said point offset 47.43 feet, more or less and perpendicular to the centerline of project at station 22+66.19);

Thence S 81°4'17" E and along the present R/W line of Weldon Street a distance of 17.16 feet; to the point and place of BEGINNING, containing 0.02 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 25th day of March, 20¹³.



Sarah Jo Richards

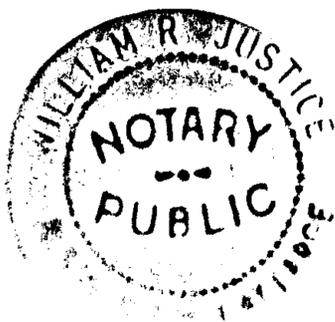
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Sarah Jo Richards, whose name (s) is/are 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March 2013.



William R. Justice
NOTARY PUBLIC

My Commission Expires 9/12/15

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, 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

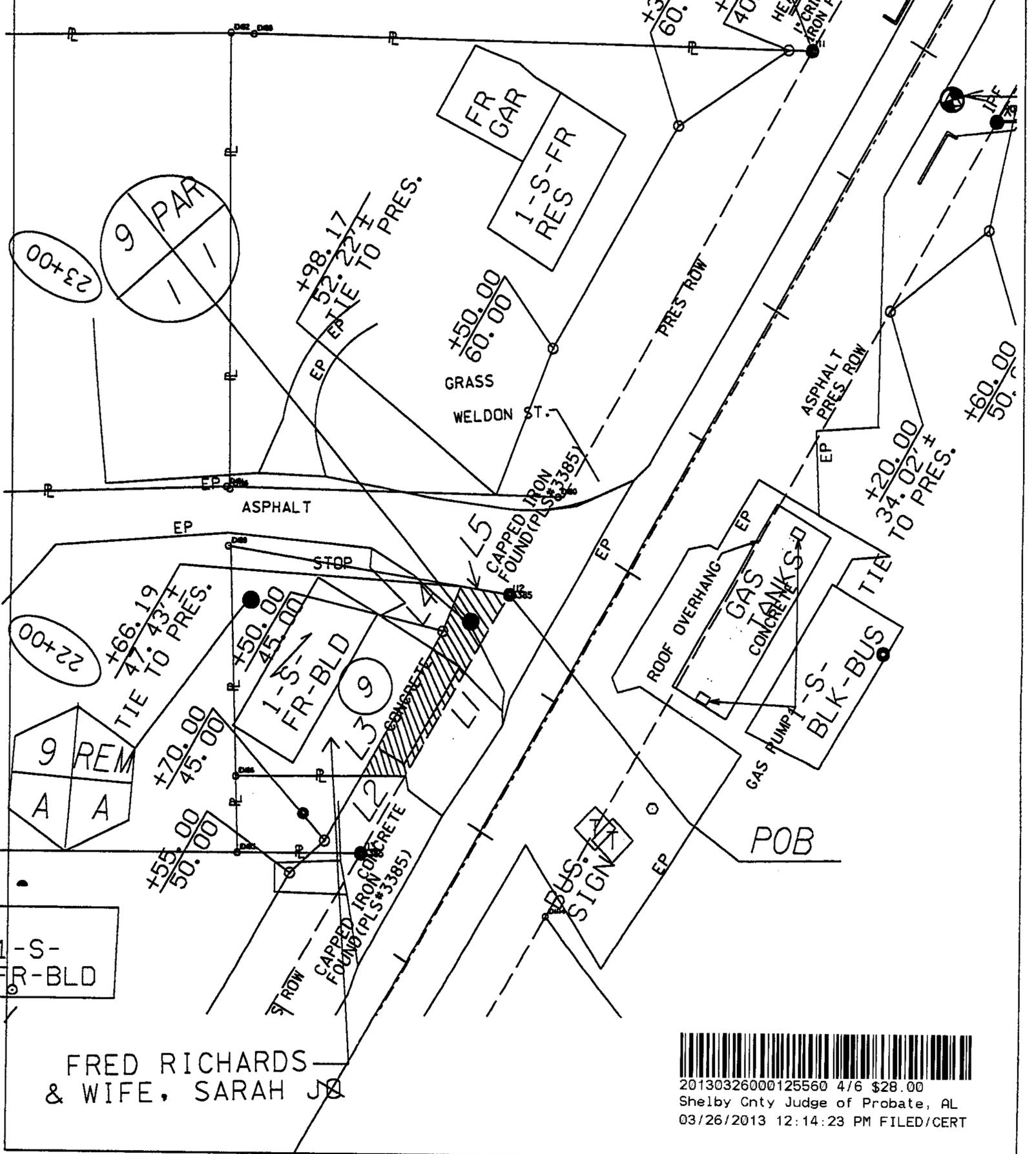
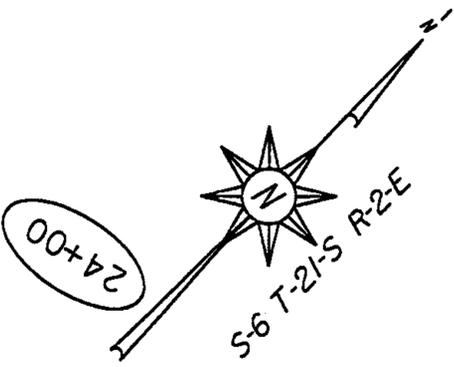
My Commission Expires _____



25+00

FOR CALL OUTS SEE SHEET 2 OF 2

SHEET 1 OF 2



FRED RICHARDS & WIFE, SARAH JO

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TRACT NUMBER 9
 OWNER: FRED RICHARDS & SARAH JO RICHARDS
 TOTAL ACREAGE: 0.12
 R/W REQUIRED: 0.02
 REMAINDER: 0.10

ALABAMA DEPT. OF TRANSPORTATION
 PROJ. NO. STPBH-0025(507)
 COUNTY: SHELBY
 SCALE: 1" = 50'
 DATE: 05-03-12
 REVISED: 10-01-12

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Sarah Jo Richards
Mailing Address 910 Paradise Cove Lane
Wilsonville, AL 35178

Grantee's Name: State of Alabama Department of Transportation
Mailing Address: P O Box 2745
Birmingham, AL 35202

Property Address: Hwy 25 North
Wilsonville, AL 35178

Date of Sale 3/25/13

Total Purchase Price \$ 10,340.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other – Tax Assessor Records



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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 3/25/13

Sign Sarah Jo Richards
(Grantor/Grantee/Owner/Agent) circle one

Print Sarah Jo Richards

Unattested

Kullian R. Jentz
(Verified by)