

THIS INSTRUMENT PREPARED BY
Robert Whaley
ROW Bureau/Central Office
ALABAMA DEPARTMENT OF TRANSPORTATION
MONTGOMERY, AL 36130

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPAA-0145(500)

CPMS PROJ. NO. 100038926

TRACT NO. 1A

DATE: February 27, 2014

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$ 2800.00 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), John W. Boyles and Timmie L. Boyles
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 SE ¼ of SW ¼, and the NE ¼ of SW ¼ Section 1, Township 21-S, Range 1-E,
identified as Tract No. 1A on Project No. STPAA-0145(500) in Shelby County, Alabama and
being more fully described as follows:**

Parcel 1 of 1:

Commencing at the NE corner of the SE 1/4 of the SW 1/4, Section 1, T-21-S, R-1-E,

thence in a westerly direction and along the south quarter line of the NE 1/4 of the SW 1/4 a
distance of 420 feet, more or less, to a point on the acquired R/W line (said line offset 104.10' and
parallel with centerline of the new SR-145 alignment), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 198.53 feet and along the acquired R/W
line to a point on the grantor's west property line (said arc having a chord bearing of S 2°23'52" E, a
clockwise direction, a chord distance of 198.03 feet and a radius of 804.00 feet) ;

thence following the curvature thereof an arc distance of 124.10 feet and along the grantor's said
property line to a point on the grantor's said property line (said arc having a chord bearing of
N 17°52'28" W, a counterclockwise direction, a chord distance of 124.09 feet and a radius of
2332.71 feet);

thence N 19°23'55" W and along the grantor's said property line a distance of 123.36 feet to a point
on the grantor's north property line;

thence N 17°37'2" E and along the grantor's property said line a distance of 110.63 feet to a point
on the acquired R/W line (said point offset 104.10' from centerline of project);

thence following the curvature thereof an arc distance of 147.06 feet and along the acquired R/W
line (said arc having a chord bearing of S 14°42'38" E, a clockwise direction, a chord distance of
146.86 feet and a radius of 804.10 feet); to the point and place of BEGINNING, containing 0.28
acres, more or less.


20140709000207330 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
07/09/2014 09:33:33 AM FILED/CERT

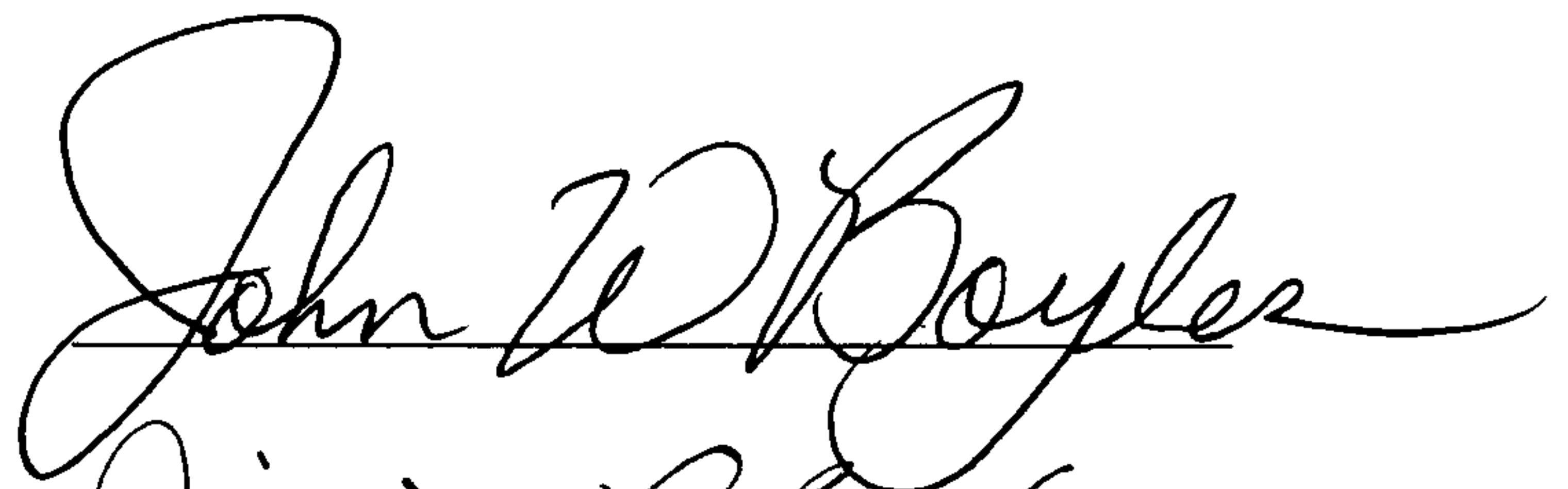
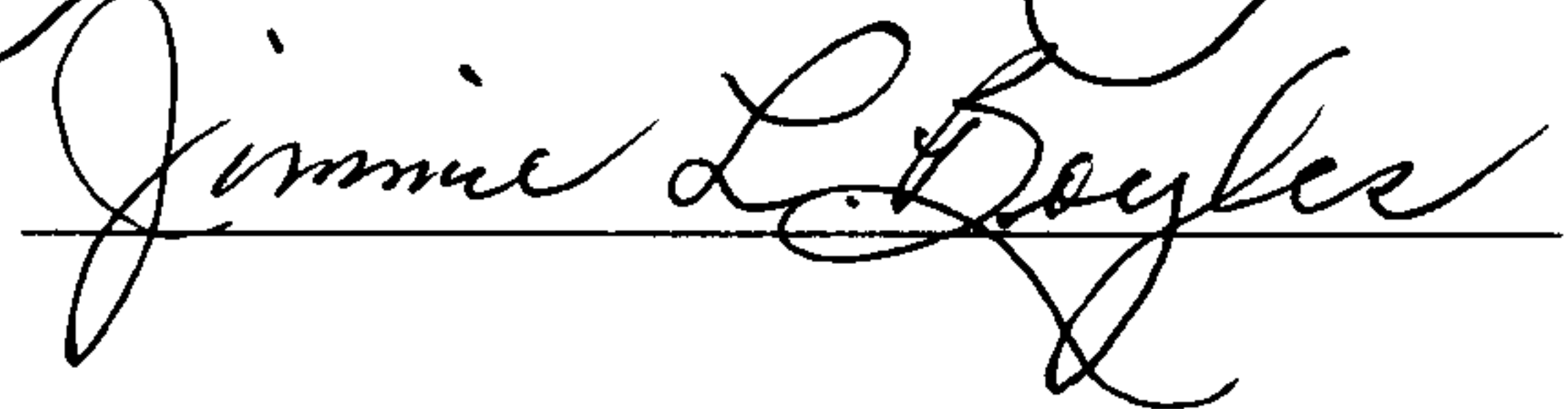
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 27th day of June, 2014.


20140709000207330 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
07/09/2014 09:33:33 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Dana M. Askew, a Notary Public, in and for said County in said State, hereby certify that John W. Boyles and Jimmie L. Boyles, whose name (s) 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 27th day of June 2014.

Dana M. Askew
NOTARY PUBLIC

My Commission Expires 8/1/15

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA
_____ County

I, _____, a _____ 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____.

Official Title _____

to	STATE OF ALABAMA	WARRANTY DEED	STATE OF ALABAMA	County of _____ I, _____ Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at _____ o'clock _____ M., on the _____ day of _____, 20____, and duly recorded in Deed Record _____ page _____ Dated _____ day of _____ 20____.	Judge of Probate _____ County, Alabama.
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