

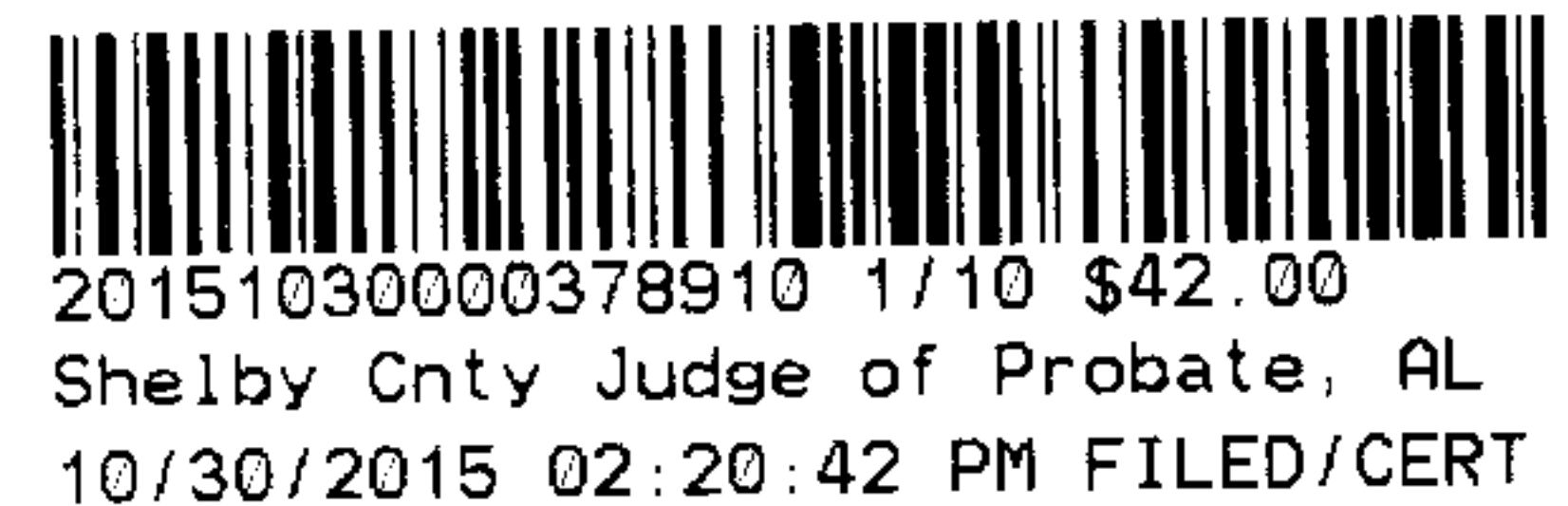
THIS INSTRUMENT PREPARED BY
MIKE T. ATCHISON
P.O. BOX 822
COLUMBIANA, AL

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. TAPAA-TA13(907)
CPMS PROJ. NO.
TRACT NO. 2
DATE: 10-27-2015

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero and ^{no} ~~no~~ 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), **RAY T. SAUNDERS, JR. and wife, CYNTHIA E. SAUNDERS**, 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 NW ¼ of SW ¼, Section 6, Township 21, Range 1 East, and a part of the NW ¼ of SW ¼, Section 6, Township 21, Range 2 East identified as Tract No. 2 on Project No TAPAA-TA13 (907) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 3:

Commencing at the NE corner of the NW 1/4 of the SW ¼ of Section 6, Township 21, Range 2 East;

Thence West along the North line of the NW ¼ of the SW ¼ a distance of 1367.30 feet to a point;

Thence turn an angle of 90°00'00" to the left and run 222.14 feet to a point on the present R/W line of Hebb Road (said point offset 30.05 feet, more or less, and perpendicular to the centerline of construction at station 103+32.09), which is the point of BEGINNING;

Thence S 30°31'22.71" E and along the required R/W line, a distance of 33.26 feet to a point on the required R/W line (said point offset 29.07 feet, more or less, and perpendicular to the centerline of construction at station 103+62.67);

Thence S 22°35'50.25" E and along the required R/W line, a distance of 56.18 feet to a point on the required R/W line (said point offset 26.49 feet, more or less, and perpendicular to the centerline of construction at station 104+14.57);

Thence S 10°29'20.16" E and along the required R/W line, a distance of 63.30 feet to a point on the present R/W line of Hebb Road (said point offset 17.24 feet, more or less, and perpendicular to the centerline of construction at station 104+75.25);

Thence following the curvature and along the present R/W line of Hebb Road, thereof an arc distance of 69.55 feet, to a point on the present R/W line of Hebb Road (said point offset 18.28 feet, more or less, and perpendicular to the centerline of construction at station 104+07.79) (said arc having a chord bearing of N 18°16'56.18" E, a counterclockwise direction, a chord distance of 69.50 feet and a radius of 536.50 feet);

Thence following the curvature and along the present R/W line of Hebb Road, thereof an arc distance of 81.80 feet (said arc having a chord bearing of N 20°10'12.05" E, a clockwise direction, a chord distance of 81.79 feet and a radius of 1283.53 feet), to a point on the present R/W line of Hebb Road and the place of BEGINNING, containing 0.01 acres, more or less.

Parcel 2 of 3:

Commencing at the NE corner of the NW 1/4 of the SW 1/4 of Section 6, Township 21, Range 2 East;

Thence West along the North line of the NW 1/4 of the SW 1/4 a distance of 1303.78 feet to a point;

Thence turn an angle of 90°00'00" to the left and run 436.67 feet to a point on the present R/W line of Hebb Road (said point offset 16.12 feet, more or less, and perpendicular to the centerline of construction at station 105+46.37), which is the point of BEGINNING;

Thence S 17°59'44.88" E and along the required R/W line, a distance of 9.94 feet to a point on the required R/W line (said point offset 17.82 feet, more or less, and perpendicular to the centerline of construction at station 105+55.88);

Thence S 02°20'48.91" E and along the required R/W line, a distance of 21.97 feet to a point on the required R/W line (said point offset 16.17 feet, more or less, and perpendicular to the centerline of construction at station 105+77.17);

Thence S 25°59'59.70" E and along the required R/W line, a distance of 13.26 feet to a point on the required R/W line (said point offset 20.93 feet, more or less, and perpendicular to the centerline of construction at station 105+89.16);



20151030000378910 2/10 \$42.00
Shelby Cnty Judge of Probate, AL
10/30/2015 02:20:42 PM FILED/CERT

Thence S $02^{\circ}00'14.05''$ W and along the required R/W line, a distance of 97.43 feet to a point on the present R/W line of Hebb Road (said point offset 14.97 feet, more or less, and perpendicular to the centerline of construction at station 106+85.16);

Thence following the curvature and along the present R/W line of Hebb Road, thereof an arc distance of 102.96 feet, to a point on the present R/W line of Hebb Road (said point offset 14.75 feet, more or less, and perpendicular to the centerline of construction at station 105+83.29) (said arc having a chord bearing of N $01^{\circ}48'17.75''$ W, a counterclockwise direction, a chord distance of 102.96 feet and a radius of 3245.07 feet);

Thence following the curvature and along the present R/W line of Hebb Road, thereof an arc distance of 37.92 feet (said arc having a chord bearing of N $04^{\circ}44'20.36''$ W, a counterclockwise direction, a chord distance of 37.92 feet and a radius of 536.50 feet), to a point on the present R/W line of Hebb Road and the place of BEGINNING, containing 0.01 acres, more or less.

Parcel 3 of 3:

Commencing at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 21, Range 2 East;

Thence West along the North line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 1298.48 feet to a point;

Thence turn an angle of $90^{\circ}00'00''$ to the left and run 759.37 feet to a point on the present R/W line of Hebb Road (said point offset 14.09 feet, more or less, and perpendicular to the centerline of construction at station 108+67.03), which is the point of BEGINNING;

Thence S $33^{\circ}11'50.88''$ E and along the required R/W line, a distance of 23.08 feet to a point on the required R/W line (said point offset 26.70 feet, more or less, and perpendicular to the centerline of construction at station 108+86.34);

Thence S $02^{\circ}39'36.08''$ W and along the required R/W line, a distance of 17.14 feet to a point on the south property line of the parcel described in Inst. 1999-11473 (said point offset 25.89 feet, more or less, and perpendicular to the centerline of construction at station 109+03.22);

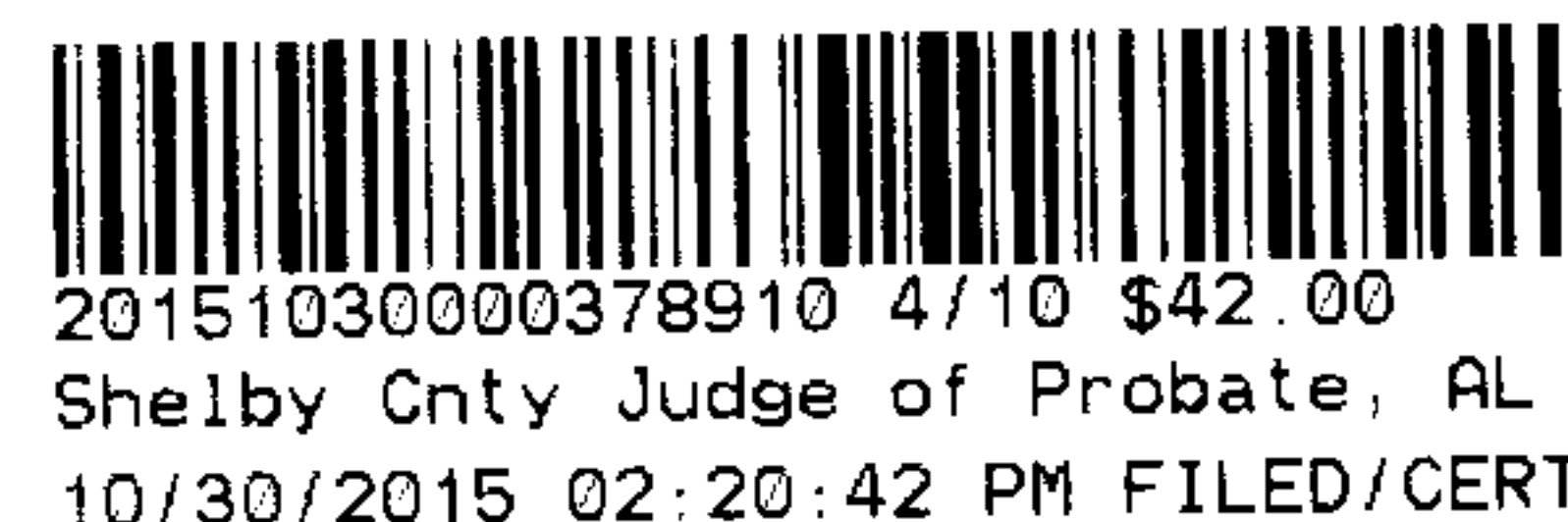
Thence N $89^{\circ}24'02.50''$ W and along the south property line of the parcel described in Inst. 1999-11473, a distance of 12.33 feet to a point on the present R/W line of Hebb Road (said point offset 13.56 feet, more or less, and perpendicular to the centerline of construction at station 109+03.19);

Thence N $00^{\circ}46'20.00''$ E and along the present R/W line of Hebb Road, a distance of 36.30 feet to a point on the present R/W line of Hebb Road and the place of BEGINNING, containing 0.01 acres, more or less.



20151030000378910 3/10 \$42.00
Shelby Cnty Judge of Probate, AL
10/30/2015 02:20:42 PM FILED/CERT

And as shown on the right of way map of record in the 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 29th day of October, 2015.

Ray T. Saunders Jr.
RAY T. SAUNDERS, JR.

Cynthia E. Saunders
CYNTHIA E. SAUNDERS



20151030000378910 5/10 \$42.00
Shelby Cnty Judge of Probate, AL
10/30/2015 02:20:42 PM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Janet F. Parson a Notary Public, in and for said County in said State, hereby certify that Ray T. Saunders Jr & Cynthia E. Saunders 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October 20 15.

Janet F. Parson
NOTARY PUBLIC

My Commission Expires 10/4/16

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.

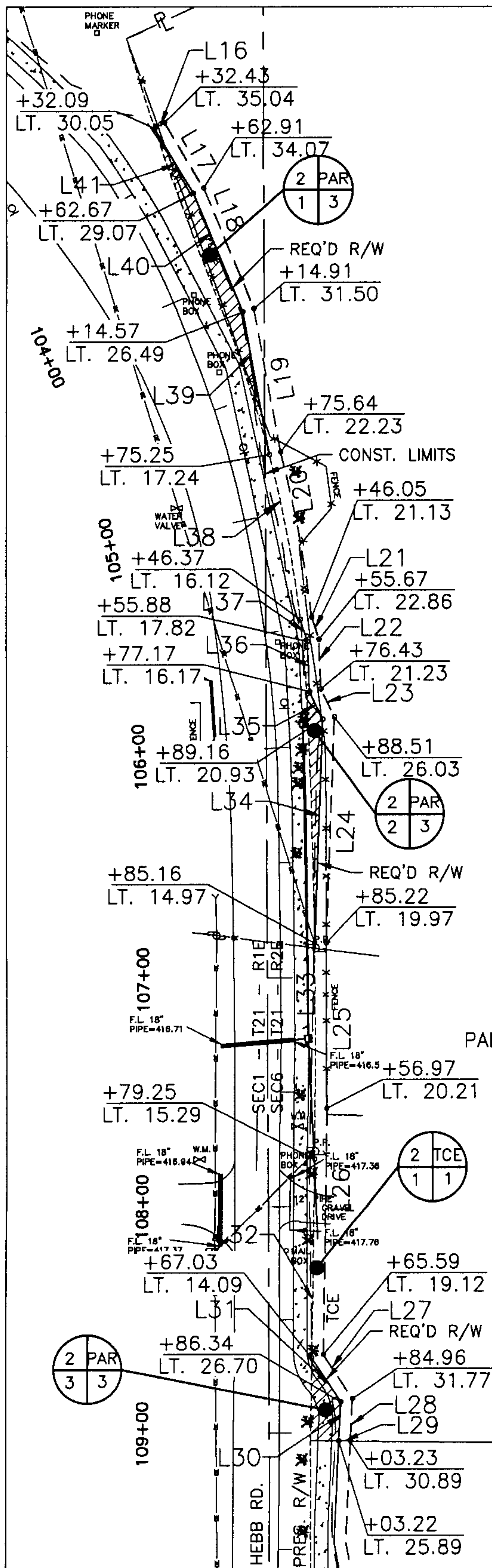
Given under my hand this _____ day of _____, A.D. 20_____.

NOTARY PUBLIC

My Commission Expires _____



20151030000378910 6/10 \$42.00
Shelby Cnty Judge of Probate, AL
10/30/2015 02:20:42 PM FILED/CERT

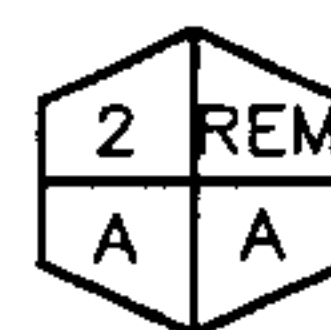


TRACT 2 TCE 1 OF 1 AREA = 0.05 ACRES				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
L16	N 59°28'37.29" E	5.00'		
L17	S 30°31'22.71" E	33.60'		
L18	S 22°35'50.25" E	57.06'		
L19	S 10°29'20.16" E	63.83'		
L20	S 10°41'00.60" E	72.86'	541.5	CW
L21	S 17°59'44.88" E	10.13'		
L22	S 02°20'48.91" E	21.61'		
L23	S 25°59'59.70" E	13.46'		
L24	S 02°00'14.05" W	98.51'		
L25	S 00°15'20.53" E	72.27'		
L26	S 00°43'46.05" W	108.29'		
L27	S 33°11'50.88" E	23.16'		
L28	S 02°39'36.08" W	18.57'		
L29	N 89°24'02.50" W	5.00'		
L30	N 02°39'36.08" E	17.14'		
L31	N 33°11'50.88" W	23.08'		
L32	N 00°46'20.00" E	87.54'		
L33	N 00°03'42.75" W	94.48'	3245.07	CCW
L34	N 02°00'14.05" E	97.43'		
L35	N 25°59'59.70" W	13.26'		
L36	N 02°20'48.91" W	21.97'		
L37	N 17°59'44.88" W	9.94'		
L38	N 10°39'59.04" W	73.02'	536.50	CCW
L39	N 10°29'20.16" W	63.30'		
L40	N 22°35'50.25" W	56.18'		
L41	N 30°31'22.71" W	33.26'		



20151030000378910 7/10 \$42.00
Shelby Cnty Judge of Probate, AL
10/30/2015 02:20:42 PM FILED/CERT

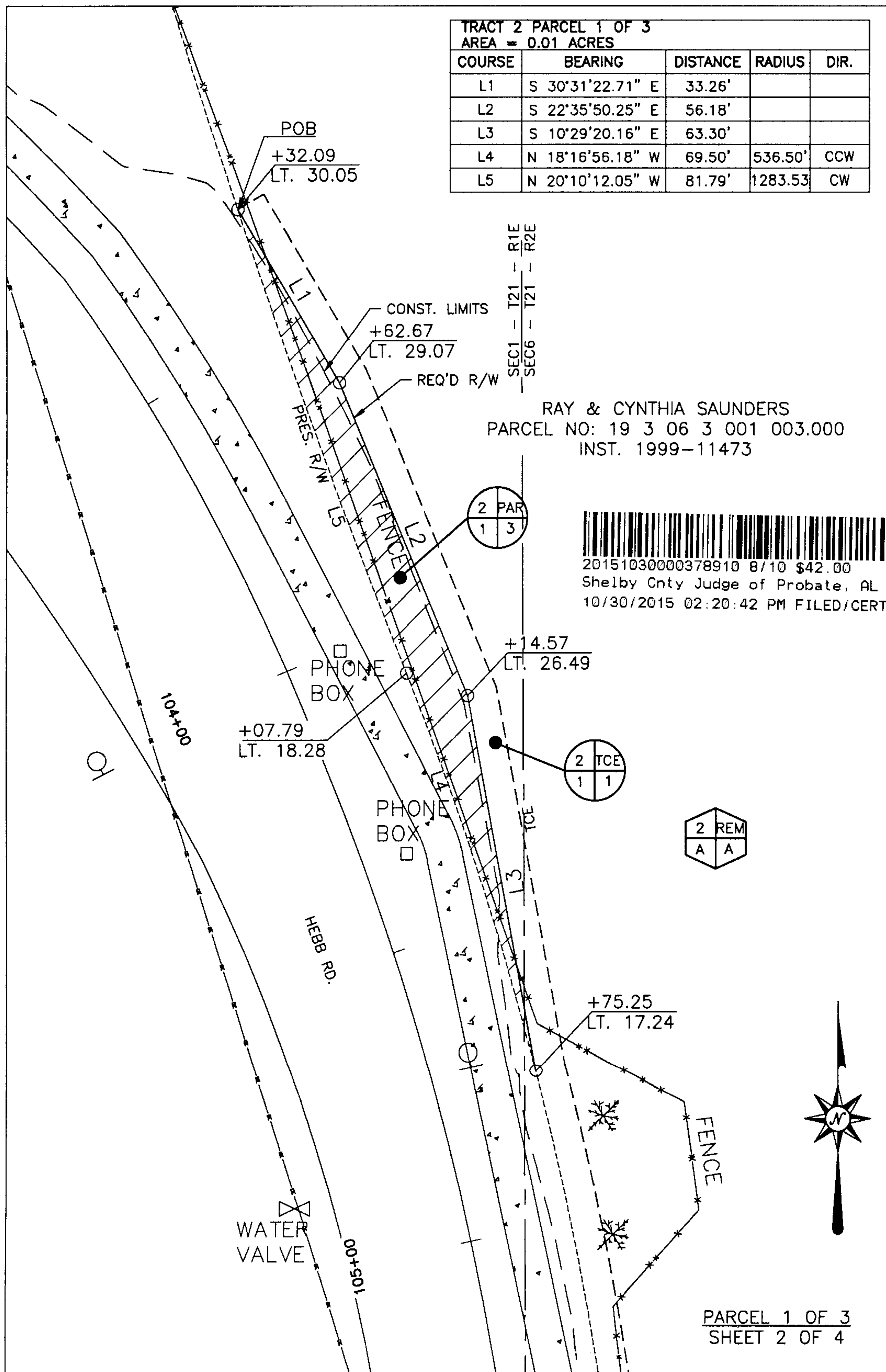
RAY & CYNTHIA SAUNDERS
PARCEL NO: 19 3 06 3 001 003.000
INST. 1999-11473



OVERALL SKETCH
SHEET 1 OF 4

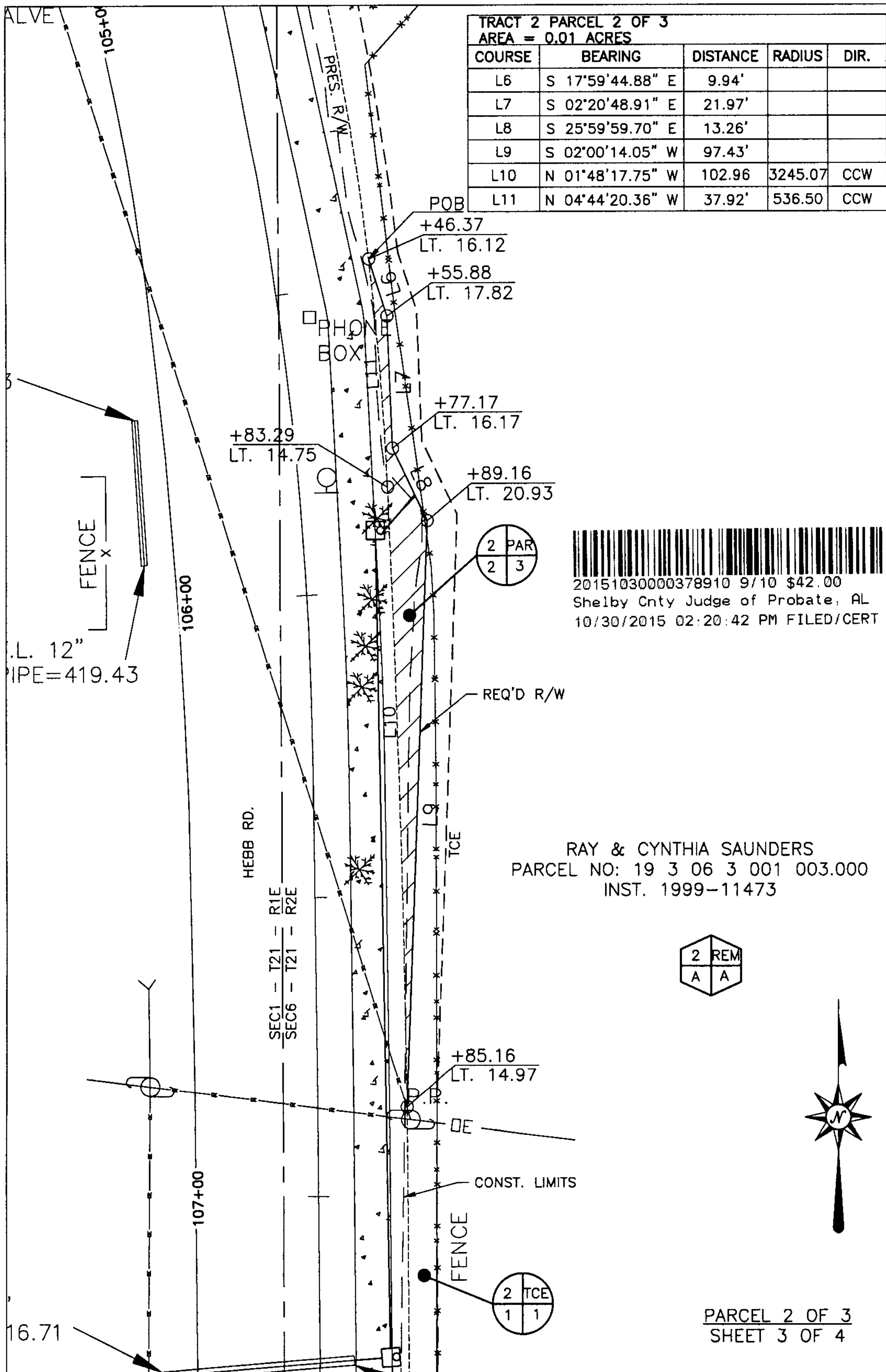
TRACT NUMBER 2
OWNER: RAY & CYNTHIA
SAUNDERS
TOTAL ACREAGE: 17.40 AC.
R/W REQUIRED: 0.03 AC.
REMAINDER: 17.37 AC.

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. TAPAA-TA13 (907)
COUNTY: SHELBY
SCALE: 1" = 60'
DATE: 10/26/2015
REVISED:



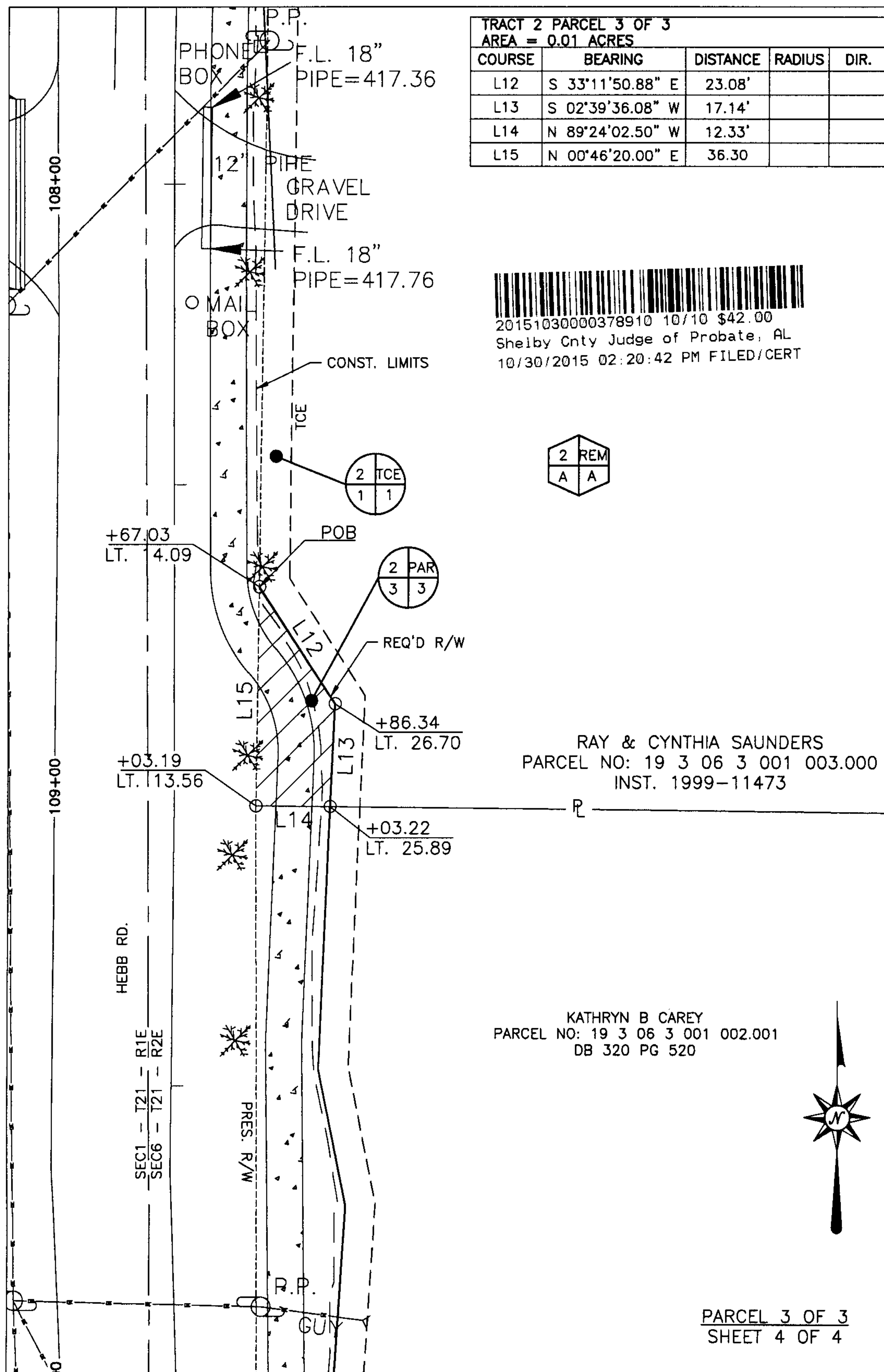
TRACT NUMBER 2
OWNER: RAY & CYNTHIA
SAUNDERS
TOTAL ACREAGE: 17.40 AC.
R/W REQUIRED: 0.03 AC.
REMAINDER: 17.37 AC.

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. TAPAA-TA13 (907)
COUNTY: SHELBY
SCALE: 1" = 20'
DATE: 10/26/2015
REVISED:



TRACT NUMBER 2
 OWNER: RAY & CYNTHIA
 SAUNDERS
 TOTAL ACREAGE: 17.40 AC.
 R/W REQUIRED: 0.03 AC.
 REMAINDER: 17.37 AC.

ALABAMA DEPT. OF TRANSPORTATION
 PROJ. NO. TAPAA-TA13 (907)
 COUNTY: SHELBY
 SCALE: 1" = 20'
 DATE: 10/26/2015
 REVISED:



TRACT NUMBER 2
OWNER: RAY & CYNTHIA
SAUNDERS
TOTAL ACREAGE: 17.40 AC.
R/W REQUIRED: 0.03 AC.
REMAINDER: 17.37 AC.

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. TAPAA-TA13 (907)
COUNTY: SHELBY
SCALE: 1" = 20'
DATE: 10/26/2015
REVISED: