

THIS INSTRUMENT PREPARED BY SHERLOCK, III STATE OF ALABAMA  
HIGHWAY DEPARTMENT, BUREAU OF RIGHT  
OF WAY, MONTGOMERY, ALABAMA 36104



19731220000068250 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
12/20/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 35

FEE SIMPLE  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the  
sum of \$510.00 dollars, cash in hand paid to the undersigned by the State of

Alabama, the receipt of which is hereby acknowledged, we (I), the undersigned, grant-

or(s), Frank W. Elliott, Jr. and Mrs. F. L. Elliott, a widow, have (has)

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, lying and being

in Shelby County, Alabama, and more particularly described as

follows: and as shown on the right-of-way map of Project No. F-214(20) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

Commencing at the southwest corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 27, T-19-S, R-1-E; thence easterly along the south line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , a distance of 907 feet, more or less, to a point that is 150 feet northwesterly of and at right angles to the centerline of Project No. F-214(20) and the point of beginning of the property herein to be conveyed; thence N 71° 13' 07" E, parallel to the centerline of said project, a distance of 265 feet, more or less, to the center of Muddy Prong Creek, the northeast property line; thence southeasterly along said northeast property line (crossing the centerline of said project at approximate Station 838+47) a distance of 312 feet, more or less, to the south line of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 27; thence westerly along the south line of the said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and the south line of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 27, the south property line (crossing the centerline of said project at approximate Station 837+88) a distance of 555 feet, more or less, to the point of beginning.

Said strip of land lying in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 27, T-19-S, R-1-E and containing 0.56 acres, more or less.

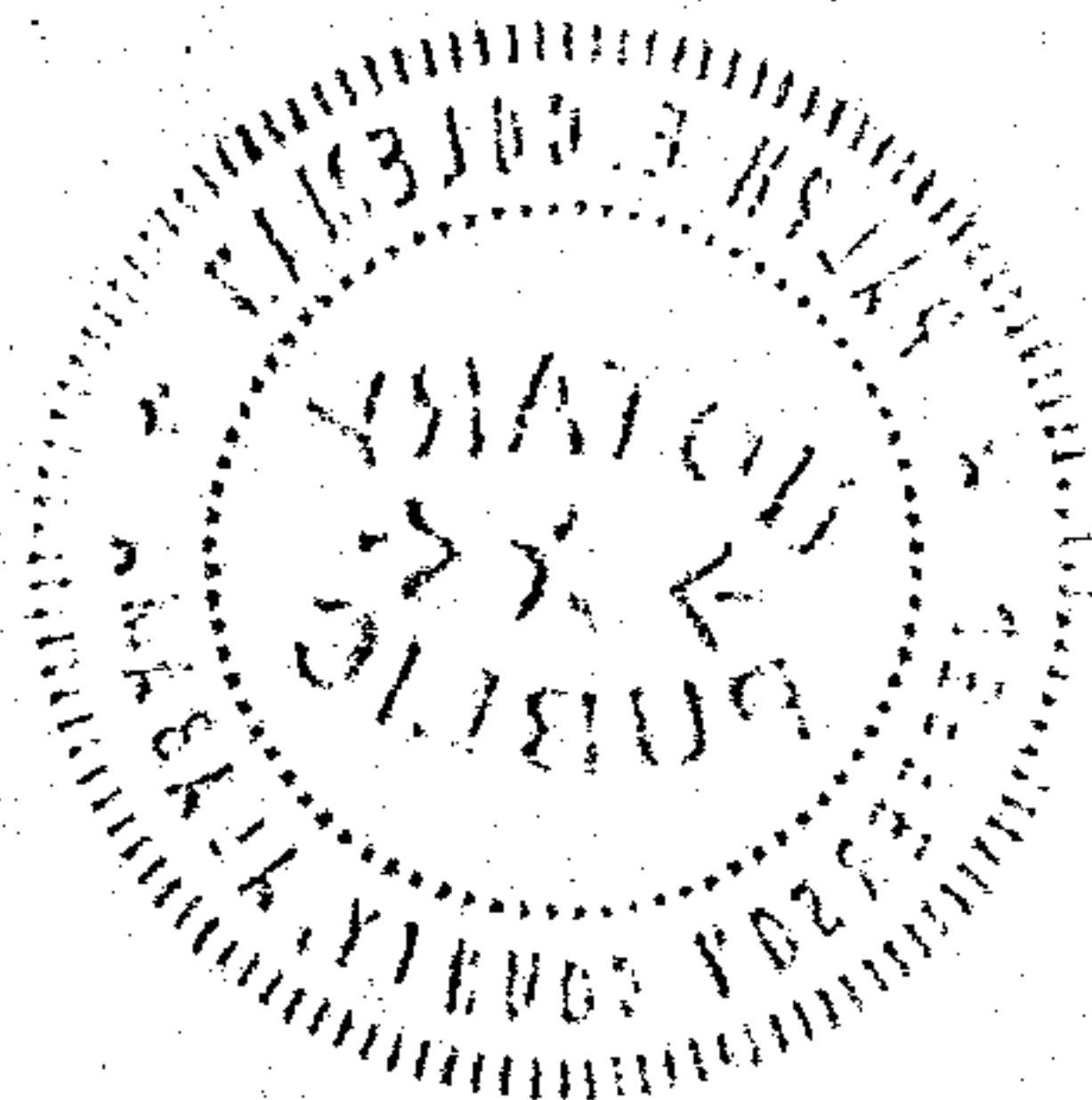
Also an easement to a strip of land necessary for the construction and maintenance of a drainage ditch and being more fully described as follows: Commencing at the northwest corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 27, T-19-S, R-1-E; thence southerly along the west line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , a distance of 462 feet, more or less, to the centerline of Project No. F-214(20); thence N 71° 13' 07" E along the centerline of said project, a distance of 1168 feet, more or less, to Station 835+05; thence turn an angle of 90° 00' to the left and run a distance of 510 feet to a point that is 510 feet northwesterly of and at right angles to the centerline of said project at

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Station 835+05 and the point of beginning of the property herein to be conveyed; thence N 71° 13' 07" E, parallel to the centerline of said project, a distance of 155 feet, more or less, to the center of Muddy Prong Creek; thence meandering said creek, a distance of 250 feet, more or less, to a point on a line which extends from a point that is 150 feet northwesterly of and at right angles to the centerline of said project at Station 836+82 to a point that is 510 feet northwesterly of and at right angles to the centerline of said project at Station 835+05; thence northwesterly along said line, a distance of 100 feet, more or less, to the point of beginning.

Said strip of land lying in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 27, T-19-S, R-1-E and containing 0.29 acres, more or less.



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To Have and To Hold, unto the State of Alabama, its successors and assigns in fee simple forever.

And for the consideration, aforesaid, we (I) do for ourselves (myself), for our (my) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that we (I) are (am) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we (I) 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 ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that we (I) 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 that the purchase price above-stated is in full compensation to them (him-her) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to their (his-her) 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, we (I) have hereunto set our (my) hand(s) and seal(s) this the 12 day of Nov, 19 73.

Frank M. Elliott

Mrs. Joan Lee Elliott

Mrs. F.C. Elliott



ACKNOWLEDGMENT

STATE OF ALABAMA )

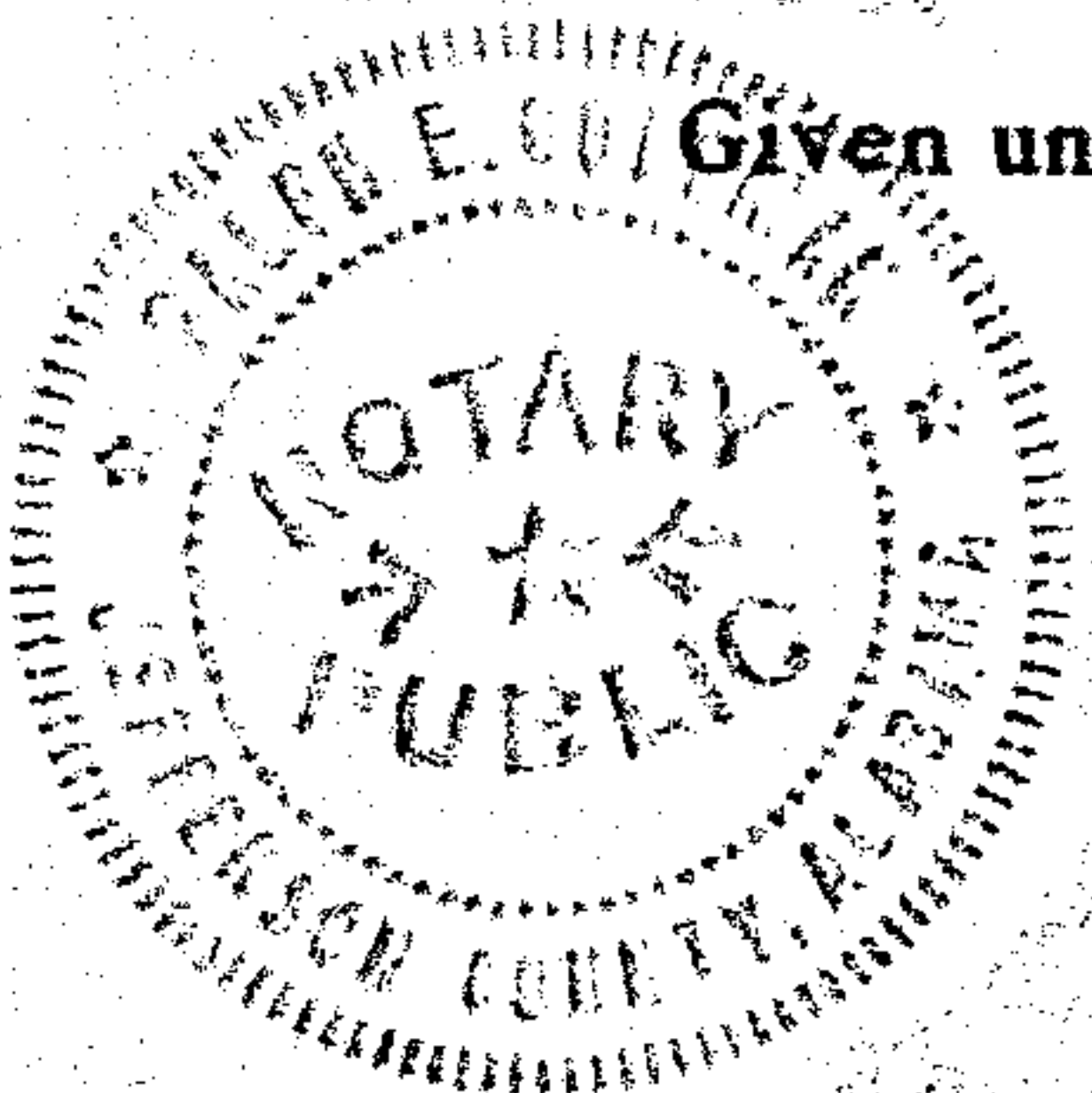
COUNTY OF Shelby )

I, Ralph E. Coleman, a Notary Public, in and for said County in said State, hereby certify that Emmett W. Elliott, wife Jeanette Elliott and 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 12<sup>th</sup> day of Nov 1973.

Ralph E. Coleman  
NOTARY PUBLIC

My Commission Expires Nov 12, 1973



ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

\_\_\_\_\_ County

I, \_\_\_\_\_, a \_\_\_\_\_ and for \_\_\_\_\_ 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. 19\_\_\_\_.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1973 DEC 20 PM 1:10  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Consolidated  
JUDGE OF PROBATE



19731220000068250 3/3 \$.00  
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Official Title \_\_\_\_\_

to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

County of \_\_\_\_\_

I, \_\_\_\_\_

Judge of Probate in and for said State and County, hereby certify that the within conveyance was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, and duly recorded in Deed Record \_\_\_\_\_ page \_\_\_\_\_ 19\_\_\_\_.

Dated \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Judge of Probate \_\_\_\_\_ County, Alabama.

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