

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

2649
 STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 1-A

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
 sum of \$ 32,800.00 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), Samuel EARL NIVEN wife June C Niven, 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:

BOOK 284 PAGE 363
 PARCEL NO. 1: Commencing at the southeast corner of the
 NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 27, T-19-S, R-1-W; thence northerly
 along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 432
 feet, more or less, to a point that is 150 feet southeasterly
 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 S 79° 37' 56" W, parallel to the centerline
 of said project, a distance of 5 feet, more or less, to the
 southwest property line; thence northwesterly along said
 southwest property line, a distance of 173 feet, more or less,
 to the northwest property line; thence northeasterly along
 said northwest property line (crossing the centerline of said
 project at approximate Station 512+38) a distance of 345 feet,
 more or less, to a point that is 200 feet northwesterly of
 and at right angles to the centerline of said project; thence
 N 79° 37' 56" E, parallel to the centerline of said project, a
 distance of 22 feet, more or less, to a point that is 200 feet
 northeasterly of and at right angles to the centerline of said
 project at Station 515+00; thence southeasterly along a straight
 line, a distance of 110 feet, more or less, to a point that is
 150 feet northwesterly of and at right angles to the centerline
 of said project at Station 516+00; thence N 79° 37' 56" E,
 parallel to the centerline of said project, a distance of 300
 feet, more or less, to the southeast property line; thence
 southwesterly along said southeast property line (crossing the
 centerline of said project at approximate Station 517+15) a
 distance of 478 feet, more or less, to a point that is 150 feet
 southeasterly of and at right angles to the centerline of said
 project; thence S 79° 37' 56" W, parallel to the centerline of
 said project, a distance of 202 feet, more or less, to the
 point of beginning.

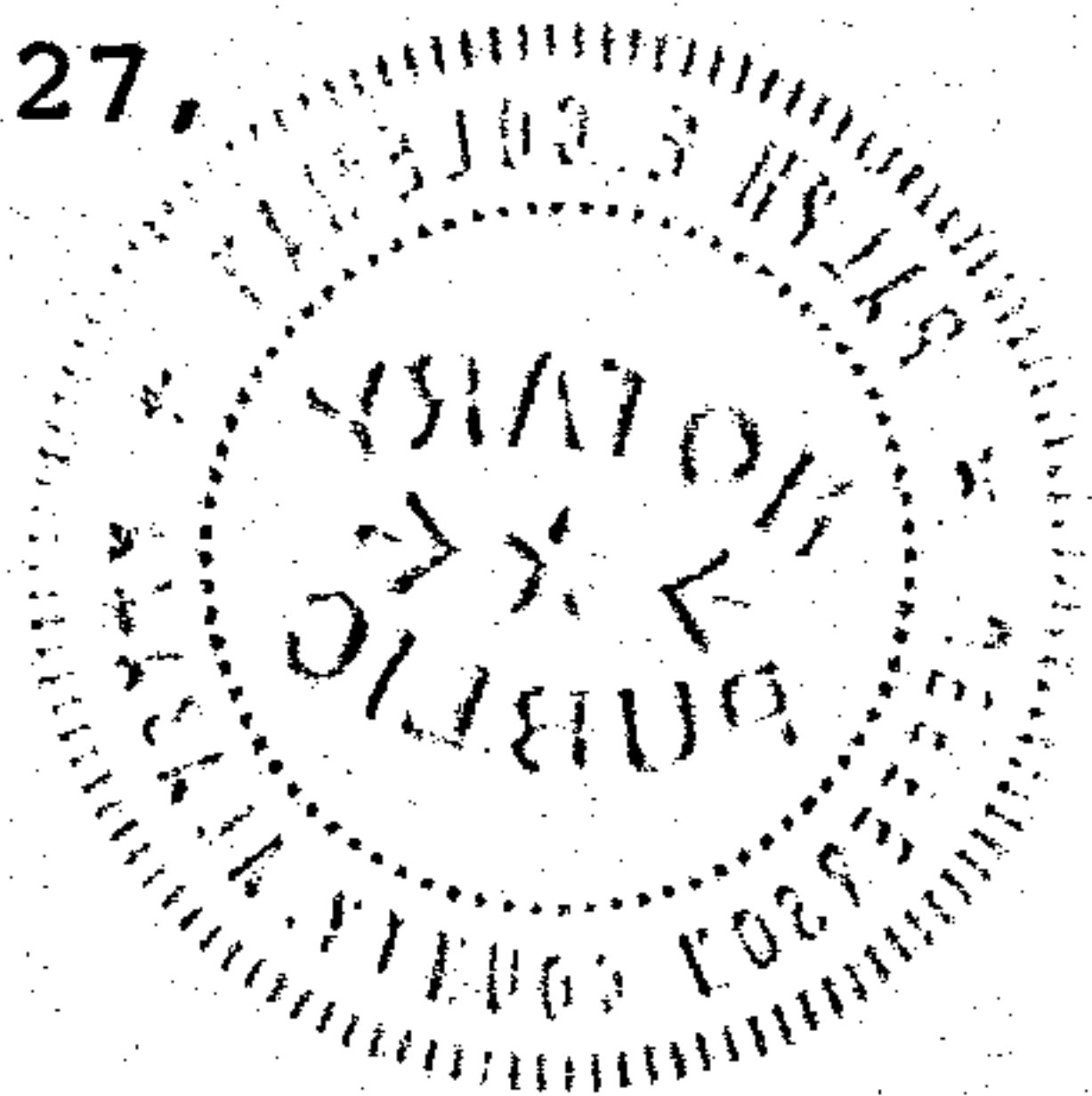
Said strip of land lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of
 SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W and containing 3.03 acres,
 more or less.



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 Shelby Cnty Judge of Probate, AL
 12/20/1973 12:00:00 AM FILED/CERT

PARCEL NO. 2: Commencing at the northwest corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W; thence southerly along the west line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 392 feet, more or less, to the present southwest right-of-way line of U. S. Highway No. 280; thence southeasterly along said present southwest right-of-way line, a distance of 591 feet, more or less, to a point that is southwesterly of and at right angles to the centerline of said highway at Station 1021+89.3 and the point of beginning of the property herein to be conveyed; thence southeasterly along a straight line (which if extended would intersect a point that is 150 feet northwesterly of and at right angles to the centerline of Project No. F-214(20) at Station 520+00) a distance of 55 feet, more or less, to the southeast property line; thence northeasterly along said southeast property line, a distance of 58 feet, more or less, to the present southwest right-of-way line of U. S. Highway No. 280; thence northwesterly along said present southwest right-of-way line, a distance of 49 feet, more or less, to the point of beginning.

Said strip of land lying in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W and containing 0.03 acres, more or less.



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Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

BOOK 284 PAGE 364

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 31st day of August, 19 73.

Samuel Earl Niven

June C. Niven

ACKNOWLEDGMENT

STATE OF ALABAMA)

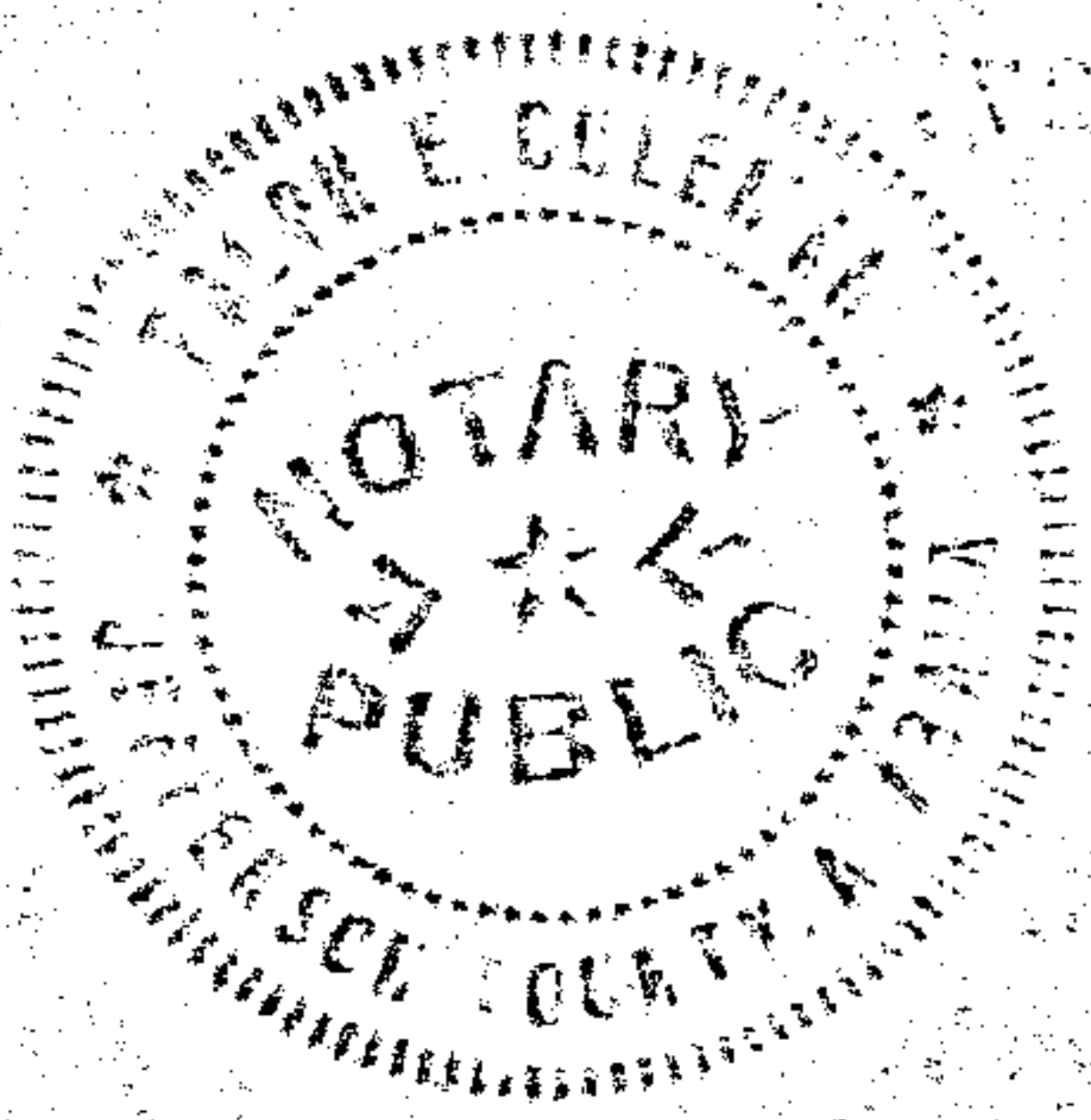
COUNTY OF Shelby)

I, Ralph R Coleman, a Notary Public, in and for said County in said State, hereby certify that SAMUEL EARL WILSON & WIFE JUNE C WILSON, 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 31st day of August 1973.

Ralph R Coleman
NOTARY PUBLIC

My Commission Expires June 15, 1974



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. 19____.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
EXEMPT
1973 DEC 20 PM 1:02
REC. CL. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Cora J. M. [unclear]

BOOK 284 PAGE 365



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Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

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 _____ Dated _____ day of _____ 19____	Judge of Probate _____ County, Alabama.
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