

THIS INSTRUMENT PREPARED BY L. J. Sharlock III, STATE OF ALABAMA
HIGHWAY DEPARTMENT, BUREAU OF RIGHT
OF WAY, MONTGOMERY, ALABAMA 36104

STATE OF ALABAMA)
COUNTY OF SHELBY)

TRACT NO. 18

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
sum of \$44,010.00 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), Billy Ray & Betty Coates, his wife, 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. I-65-2(37)
as recorded in the Office of the Judge of Probate of Shelby County,
Alabama.

Commencing at the Southwest corner of Section 7, T-20-S, R-2-W;
thence Easterly along the South line of said Section 7, a distance of 669
feet, more or less, to a point that is 125 feet Northwesterly of and at
right angles to the centerline of the Left lane of Project No. I-65-2(37)
and the point of beginning of the property herein to be conveyed; thence
Northeasterly along a curve to the Right (concave Southeasterly) having
a radius of 11,584.16 feet, parallel to the centerline of said Left lane,
a distance of 519 feet, more or less, to a point that is 125 feet North-
westerly of and at Right angles to the centerline of said Left lane at
Station 136+99.6; thence N 33° 18' 00" E, parallel to the centerline of
said Left lane, a distance of 1050 feet, more or less, to the North line
of the SE 1/4 of SW 1/4, said Section 7, the north property line; thence
easterly along said North property line (crossing the centerline of said
Left lane at approximate Station 148+28 and the centerline of the Right
lane of said Project at approximately Station 147+75) a distance of
450 feet, more or less, to a point that is 150 feet Southeasterly of and
at Right angles to the centerline of said Right lane; thence S 31° 45' 45" W,
parallel to the centerline of said Right lane, a distance of 1144 feet,
more or less, to a point that is 150 feet Southeasterly of and at right
angles to the centerline of said Right lane at Station 137+15.1; thence
Southwesterly along a curve to the left (concave Southeasterly) having a
radius of 11,309.16 feet, parallel to the centerline of said Right lane,
a distance of 390 feet, more or less, to the South line of said Section 7,
the South property line; thence westerly along said South property line,
(crossing the centerline of said Right lane at Station 132+36 and the
centerline of the Left lane of said project at Station 132+60) a distance
of 500 feet, more or less, to the point of beginning.

Said strip of land lying in the S 1/2 of SW 1/4, Section 7,
T-20-S, R-2-W and containing 14.67 acres, more or less.

The above described area includes a present 100 ft. wide easement
granted to the Alabama Power Company, the centerline of which crosses the
centerline of the Left lane of Project No. I-65-2(37) at approximate
Station 137+98 and the centerline of the Right lane of said project at
approximate Station 137+68.



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Shelby Cnty Judge of Probate, AL
04/15/1975 12:00:00 AM FILED/CERT

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As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. I-65-2(37), County of Shelby, and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

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Shelby Cnty Judge of Probate, AL
04/15/1975 12:00:00 AM FILED/CERT

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 8th day of April, 19 75.

Billy Ray Carter
Betty Carter

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Billy Ray and Betty Goets ^{COATES} whose name(s) they 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April 19 75.

Rae R. Olsen
NOTARY PUBLIC

My Commission Expires July 15, 1975

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, a _____, of _____, in 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____.

Official Title _____

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1975 APR 15 AM 11:45
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Williams

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19750415000018290 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/15/1975 12:00:00 AM FILED/CERT

Rae R. Coleman

to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

County of 200

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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APR 23 1974
ALABAMA HIGHWAY DEPT
TOLSON DIVISION