

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 36-A

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
 sum of \$2,645.00 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), Harry W. Pearce and wife, Louise M. Pearce, have (has)
Frank T. Pearce and wife, Shirley Pearce
 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(19) as recorded in the Office of the Judge of Probate
 of Shelby County, Alabama:

Commencing at the southeast corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$,
 Section 20, T-19-S, R-1-W; thence northerly along the east
 line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 742 feet, more or less,
 to a point that is 190 feet southwesterly of and at right
 angles to the centerline of Project No. F-214(19) and the
 point of beginning of the property herein to be conveyed;
 thence N 31° 33' 44" W, parallel to the centerline of said
 project, a distance of 672 feet, more or less, to the north
 line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, the north property line; thence
 easterly along said north property line (crossing the center-
 line of said project at Station 385+42.47) a distance of 350
 feet, more or less, to the east line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, the
 east property line; thence southerly along said east property
 line (crossing the centerline of said project at approximate
 Station 387+84) a distance of 583 feet, more or less, to the
 point of beginning.

Said strip of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20,
 T-19-S, R-1-W and containing 2.35 acres, more or less.

Also an easement to a strip of land necessary for con-
 struction and maintenance of a drainage ditch and being more
 fully described as follows: Commencing at the southeast
 corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20, T-19-S, R-1-W; thence
 northerly along the east line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance
 of 742 feet, more or less, to a point that is 190 feet south-
 westerly of and at right angles to the centerline of Project
 No. F-214(19); thence N 31° 33' 44" W, parallel to the center-
 line of said project, a distance of 533 feet, more or less,
 to a point that is 190 feet southwesterly of and at right
 angles to the centerline of said project at Station 385+70
 and the point of beginning of the property herein to be con-
 veyed; thence continuing N 31° 33' 44" W, parallel to the
 centerline of said project, a distance of 142 feet, more or
 less, to the north line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, the north property
 line; thence westerly along said north property line, a



distance of 110 feet, more or less, to a point that is south-
westerly of and at right angles to the centerline of said
project at Station 383+70; thence southwesterly along a
straight line, a distance of 60 feet, more or less, to a
point on the present northeast right-of-way line of U.S.
Highway No. 280 that is southwesterly of and at right angles
to the centerline of said project at Station 383+70; thence
southeasterly along said present northeast right-of-way line,
a distance of 203 feet, more or less, to a point that is
southwesterly of and at right angles to the centerline of
said project at Station 385+70; thence northwesterly along a
straight line, a distance of 135 feet, more or less, to the
point of beginning.

Said strip of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20,
T-19-S, R-1-W and containing 0.59 acres, more or less.



19760109000001620 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1976 12:00:00AM 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 7th day of January, 19 76.

Larry Pearce
Louis M. Pearce
Frank L. Pearce
Shirley Pearce

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ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, Ralph E. Coleman

I, Ralph E. Coleman, a Notary Public, in and for said Louise M.
County in said State, hereby certify that Harry W. Pearce and wife, whose Pearce
name(s) they have and Frank T. Pearce and wife, signed Shirley

to the foregoing conveyance, and who are known to me, acknowledged before Pearce
me on this day that, being informed of the contents of this conveyance, have

_____ executed the same voluntarily on the day the same bears date. T

Given under my hand and official seal this 7th day of January 19 76.

NOTARY PUBLIC

My Commission Expires July 1 1978

ACKNOWLEDGMENT FOR CORPORATION



197601090000001620 3/3 \$.00
Shelby Cnty Judge of Probate,AL
01/09/1976 12:00:00AM FILED/CERT

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 corpo-
ration.

Given under my hand this _____ day of _____, A. D. 19____.

Official Title

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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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