

STATE OF ALABAMA)

1364

COUNTY OF SHELBY)

TRACT NO. 40

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$1,000.00 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), George Erwin and wife Ruby C. Erwin, 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(19) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

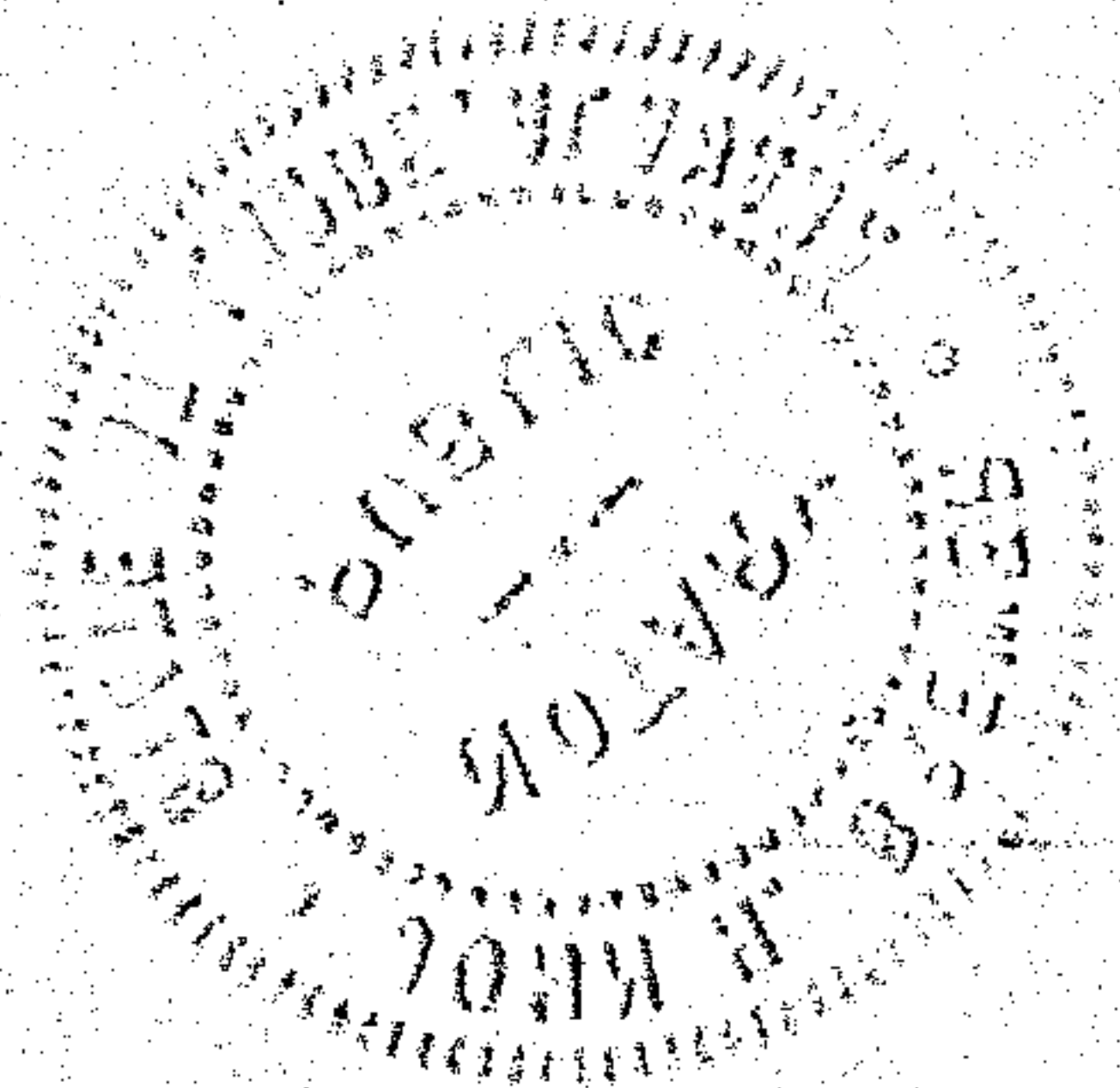
Commencing at the southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, T-19-S, R-1-W; thence westerly along the south line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 709 feet, more or less, to the point of beginning of the property herein to be conveyed, said point being on a line which extends from a point that is 150 feet northeasterly of and at right angles to the centerline of Project No. F-214(19) at Station 371+00 to a point that is 75 feet southeasterly of and at right angles to the centerline of Shelby County Road No. 41 at Station 17+35; thence northeasterly along said line, a distance of 32 feet, more or less, to said point that is 75 feet southeasterly of and at right angles to the centerline of said road at Station 17+35; thence northeasterly along a straight line, a distance of 290 feet, more or less, to a point on the present southeast right-of-way line of said highway that is southeasterly of and at right angles to the centerline of said highway at Station 14+50; thence southwesterly along said present southeast right-of-way line, a distance of 435 feet, more or less, to the south line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, the south property line; thence easterly along said south property line, a distance of 140 feet, more or less, to the point of beginning.



19761115000110840 1/3 \$.00
 Shelby Cnty Judge of Probate, AL
 11/15/1976 12:00:00AM FILED/CERT

BOOK 302 PAGE 146

Said strip of land lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, T-19-S, R-1-W and containing 0.24 acres, more or less.



19761115000110840 2/3 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1976 12:00:00AM FILED/CERT

BOOK 302 PAGE 147

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 9th day of NOV., 19 76.

George Erwin
George Erwin

Ruby C. Erwin
Ruby C. Erwin

BOOK 302 PAGE 147

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, John H. Brewer, a Notary Public, in and for said County in said State, hereby certify that George Edwin Ruby C. Ennis, 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 9th day of Nov. 1976

John H. Brewer
NOTARY PUBLIC

My Commission Expires

My Commission Expires 6-21-79

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____.



19761115000110840 3/3 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1976 12:00:00AM FILED/CERT

Official Title

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 NOV 15 AM 10:53
Exempt
C. Ennis
JUDGE OF PROBATE

141 NOV 30 1976

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.

4.50

1.00

5.50

E. F. Moody
500 Hoover Plaza Bldg
Bham