

THIS INSTRUMENT PREPARED BY
 CHARLES W. TAYLOR
 STATE OF ALABAMA HIGHWAY
 DEPARTMENT, BUREAU OF RIGHT
 OF WAY, MONTGOMERY, ALABAMA 36104

STATE OF ALABAMA)
 COUNTY OF SHELBY)

TRACT NO. 25

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
 sum of \$3,000.00 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), Leigh Arthur, a married woman, 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-478(1) as
 recorded in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 147 PAGE 67
 PARCEL NO. 1 OF 2: Commencing at the southwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section
 28, T-21-S, R-1-W; thence northerly along the west line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a
 distance of 345 feet, more or less, to a point that is 70 feet southeasterly of
 and at right angles to the centerline of Project No. F-478(1) and the point
 of beginning of the property herein to be conveyed; thence S 89° 48' 15" W,
 parallel with the centerline of said project a distance of 93 feet, more or
 less, to a point that is 70 feet southeasterly of and at right angles to the
 centerline of said project at Station 318+50; thence turn an angle of 90° 00'
 to the left and run a distance of 50 feet; thence S 89° 48' 15" W, parallel with
 the centerline of said project, a distance of 250 feet; thence turn an angle of
 90° 00' to the right and run a distance of 10 feet; thence S 89° 48' 15" W,
 parallel with the centerline of said project a distance of 200 feet; thence
 turn an angle of 90° 00' to the right and run a distance of 15 feet; thence
 S 89° 48' 15" W, parallel with the centerline of said project a distance of
 298.16 feet; thence northwesterly along a line (which if extended would intersect
 a point that is 70 feet southeasterly of and at right angles to the centerline
 of said project at Station 308+50) a distance of 180 feet, more or less, to
 the center of a dirt drive, the west property line; thence northerly along
 said west property line a distance of 35 feet, more or less, to the present
 southeast right-of-way line of Alabama Highway 70; thence northeasterly along
 said present southeast right-of-way line a distance of 175 feet, more or less,
 to a present right-of-way line off-set; thence southeasterly along said present
 right-of-way line off-set a distance of 20 feet, more or less, to the present
 southeasternmost right-of-way line; thence northeasterly along said present
 southeasternmost right-of-way line a distance of 1095 feet, more or less,
 to a present right-of-way off-set; thence northwesterly along said present right-
 of-way off-set a distance of 20 feet, more or less, to the present southeast
 right-of-way line; thence northeasterly along said present southeast right-
 of-way line a distance of 480 feet, more or less, to the east property line;
 thence southerly along said east property line a distance of 20 feet, more
 or less, to a point that is 60 feet southeasterly of and at right angles
 to the centerline of said project; thence southwesterly along a curve to
 the right (concave northwesterly) having a radius of 1759.33 feet, parallel
 with the centerline of said project, a distance of 370 feet, more or less,
 to a point that is 60 feet southeasterly of and at right angles to the center-
 line of said project at Station 323+00; thence turn an angle of 90° 00' to
 the left and run a distance of 10 feet; thence southwesterly along a curve
 to the right (concave northwesterly) having a radius of 1769.33 feet, parallel
 with the centerline of said project a distance of 210 feet, more or less,

HARDIN & HOLLIS

ATTORNEYS AT LAW

POST OFFICE BOX 11328

BIRMINGHAM, ALABAMA 35202-1328

to a point that is 70 feet southeasterly of and at right angles to the centerline of said project at Station 320+94.26; thence S 89° 48' 15" W, parallel with the centerline of said project a distance of 150 feet, more or less, to the point of beginning.

Said strip of land lying in the N½ of NW¼ Section 28, T-21-S, R-1-W and containing 1.347 acres, more or less.

BOOK 147 PAGE 68
PARCEL NO. 2 OF 2: Commencing at the northwest corner of the NE¼ of NW¼ Section 28, T-21-S, R-1-W; thence southerly along the west line of said NE¼ of NW¼ a distance of 878 feet, more or less, to a point that is 70 feet northwesterly of and at right angles to the centerline of Project No. F-478(1) and the point of beginning of the property herein to be conveyed; thence N 89° 48' 15" E, parallel with the centerline of said project a distance of 60 feet, more or less, to a point that is 70 feet northwesterly of and at right angles to the centerline of said project at Station 320+00; thence turn an angle of 90° 00' to the right and run a distance of 15 feet; thence N 89° 48' 15" E, parallel with the centerline of said project, a distance of 94.26 feet; thence northeasterly along a curve to the left (concave northwesterly) having a radius of 1644.33 feet, parallel with the centerline of said project, a distance of 198 feet, more or less, to a point that is 55 feet northwesterly of and at right angles to the centerline of said project at Station 323+00; thence turn an angle of 90° 00' to the left and run a distance of 15 feet; thence northeasterly along a curve to the left (concave northwesterly) having a radius of 1629.33 feet, parallel with the centerline of said project a distance of 290 feet, more or less, to the center of a present road, the north property line; thence easterly along said north property line a distance of 100 feet, more or less, to the present northwest right-of-way line of Alabama Highway No. 70; thence southwesterly along said present northwest right-of-way line a distance of 490 feet, more or less, to a present right-of-way off-set; thence northwesterly along said present right-of-way off-set a distance of 10 feet, more or less, to the present northwesternmost right-of-way line; thence southwesterly along said present northwesternmost right-of-way line a distance of 255 feet, more or less, to the west line of said NE¼ of NW¼, the west property line; thence northerly along said west property line a distance of 20 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 28, T-21-S, R-1-W and containing 0.336 acre, more or less.

BOOK 147 PAGE 69

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 13th day of August, 1987.

Leigh Arthur
LEIGH ARTHUR

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Pamela G. Rasberry, a Notary Public, in and for said County in said State, hereby certify that Leigh Arthur, whose name(s) 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, has _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August 19 87.

Pamela G. Rastberry
NOTARY PUBLIC

My Commission Expires 4-22-90

STATE OF NEW YORK
IN SENATE
JANUARY 11, 1911.

1987 AUG 21 AM 11:04

STATE OF ALABAMA

ACKNOWLEDGMENT FOR CORPORATION

1. Deed Tax \$ _____
2. Mtg. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 1.00
TOTAL 11.00

County _____

BOOK 147 PAGE 70

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 _____

10

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

County of _____

1

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 ____.

Date day of 19

Judge of Probate

County, Alabama.