

Form ROW-4

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. 11

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), Barbara K. Ballentine Sinnott & John Thomas, have (has)  
Sinnott, IV, husband and wife  
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.  
OLB-059-025-001 on record in the State of Alabama Highway  
Department and recorded in the Office of the Judge of Probate  
of Shelby County, Alabama and as shown on the Property Plat  
attached hereto and made a part hereof:

A part of Lot No. 9 according to the survey of the Calmont  
Subdivision the map or plat of which is recorded in the Map Book 4,  
Page 4 in the Office of the Judge of Probate of Shelby County,  
Alabama and being more fully described as follows: Commencing at  
the northwest corner of said Lot; thence southerly along the  
west line of said Lot a distance of 438 feet, more or less, to  
a point that is 50 feet northeasterly of and at right angles  
to the centerline of Project No. OLB-059-025-001 and the point  
of beginning of the property herein to be conveyed; thence  
S 85° 18' 21"E, parallel with the centerline of said Project a  
distance of 201 feet, more or less, to the east line of said Lot;

BOOK 310 PAGE 434

thence southerly along said east line a distance of 22 feet, more or less, to the present northeast right-of-way line of Alabama Highway No. 25, the southwest line of said lot; thence northwesterly along said southwest line a distance of 198 feet, more or less, to the west line of said lot; thence northerly along said west line a distance of 22 feet, more or less, to the point of beginning and containing 0.09 acre, more or less.

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 22<sup>ND</sup> day of August, 1990.

  
Barbara K. Ballentine Sinnott

  
John Thomas Sinnott, IV

ACKNOWLEDGMENT

STATE OF FLORIDA )

COUNTY OF TINELLAS )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Barbara K. Ballentine Sinnott, whose name(s) are John Thomas Sinnott, IV, 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 5 day of September 1990.

Deborah A. Bagby

NOTARY PUBLIC

Notary Public, State of Florida

My Commission Expires My Commission Expires May 10, 1993

Binded Three Year Term - Insurance Inc.

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\_\_\_\_.

Official Title \_\_\_\_\_

BOOK 310 PAGE 436

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 \_\_\_\_\_

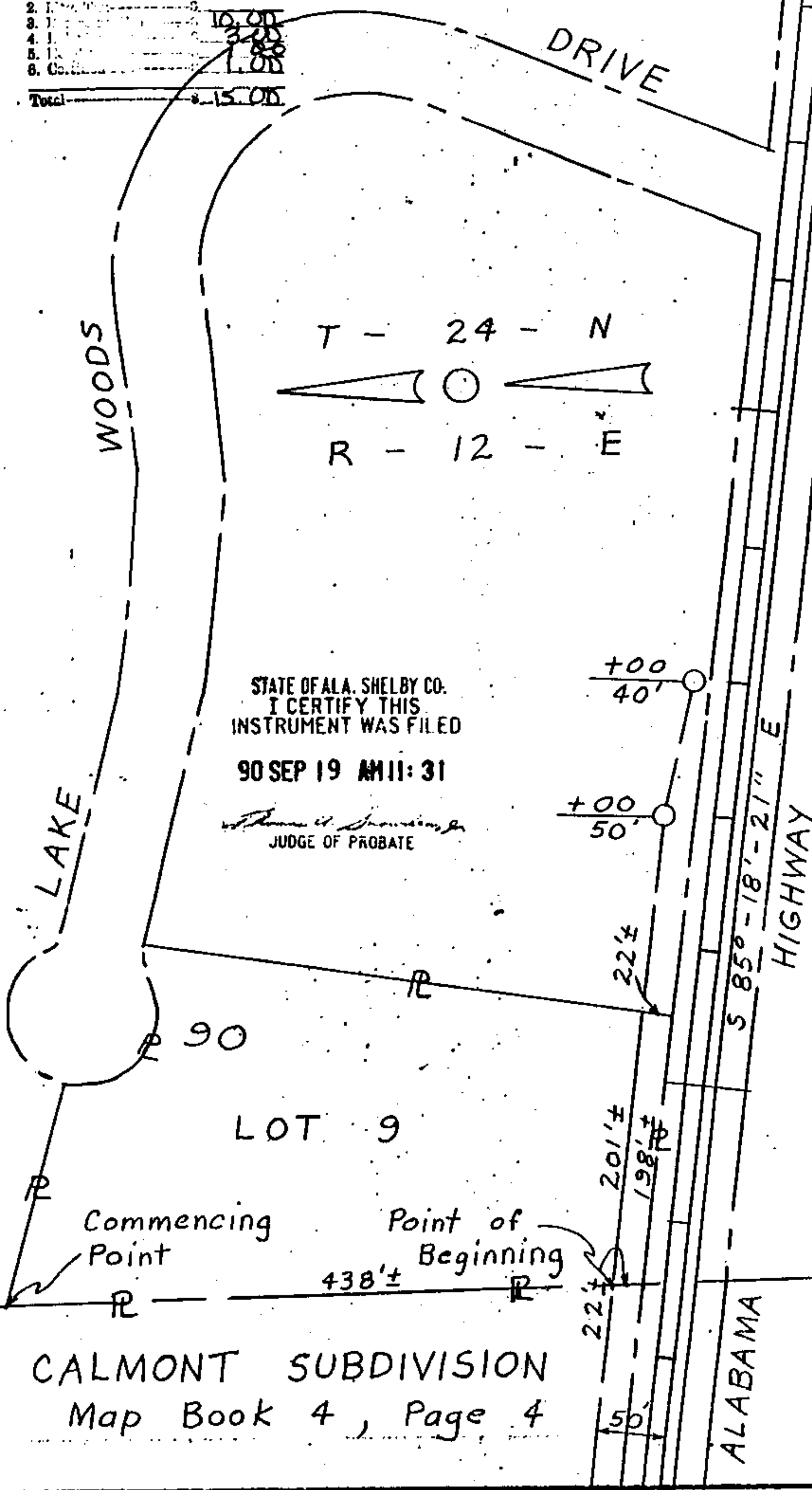
Dated \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Judge of Probate

\_\_\_\_\_ County, Alabama.

1. Road Tax	
2. ...	
3. ...	10.00
4. ...	3.20
5. ...	1.88
6. ...	1.00
Total	15.00

NO TAX COLLECTED



NO.

25

TRACT NUMBER	(11)	STATE OF ALABAMA HIGHWAY DEPARTMENT
OWNER:	BARBARA SINNETT	PROJECT NUMBER OLB 059-
TOTAL ACREAGE:	2.22	COUNTY - SHELBY 025-00
R/W REQUIRED:	0.09	
REMAINED:	2 13	SCALE: 1" = 100'
		DATE: 8-29-80