

THIS INSTRUMENT PREPARED BY
ROBERT HENBY
STATE OF ALABAMA HIGHWAY
DEPARTMENT, BUREAU OF RIGHT
OF WAY, MONTGOMERY, ALABAMA 36130

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 35 REV.

FREE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
\$18.00.00 dollars, cash in hand paid to the undersigned by the State of
Alabama, the receipt of which is hereby acknowledged, ~~me~~ (I), the undersigned,
grantor(s), Lola Grace Cannady ~~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.
S-44-10 of record in the State of Alabama Highway Department, a copy of which
is also deposited in the Office of the Judge of Probate of Shelby County,
Alabama as an aid to persons and entities interested therein and as shown on
the Property Plat attached hereto and made a part hereof:

A part of Lot 5 according to the survey of the Capps Subdivision the map
or plat of which is recorded in Map Book 3, Page 155 in the Office of the
Judge of Probate of Shelby County, Alabama and being more fully described as
follows: Commencing at the southwest corner of said Lot 5; thence northerly
along the west line of said lot a distance of 75 feet, more or less, to a
point that is 40 feet southeasterly of and at right angles to the centerline
of Project No. S-44-10 and the point of beginning of the property herein to be
conveyed; thence continuing northerly along the said west line, a distance of
15 feet, more or less, to the present southeast right-of-way line of Alabama
Highway No. 25; thence northeasterly along said present southeast right-of-way
line, a distance of 122 feet, more or less, to the present southwest
right-of-way line of 19th Street; thence southeasterly along said present
southwest right-of-way line, a distance of 50 feet, more or less, to a point
that is southwesterly of and at right angles to the traverse of said street at
Station 10+75; thence southwesterly along a line a distance of 5 feet, more or
less, to a point that is 20 feet southwesterly of and at right angles to
said traverse at Station 10+75; thence northwesterly along a line, a distance

Inst # 1992-18381

Charles Sparks

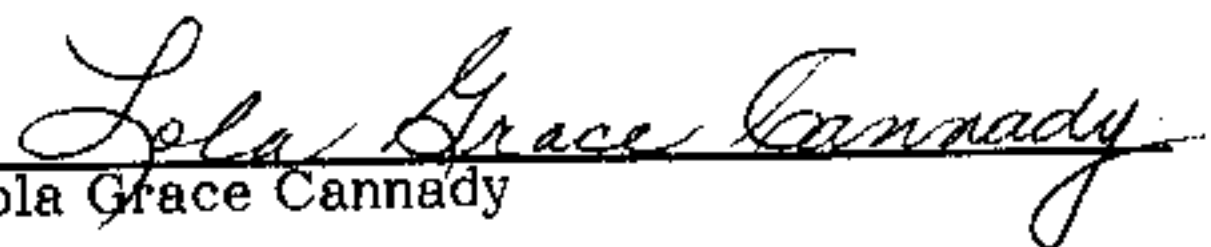
of 49 feet, more or less, to a point that is 40 feet southeasterly of and at right angles to the centerline of said project at Station 326+50; thence S 66° 00' 11" W, parallel with the centerline of said project, a distance of 85 feet, more or less, to the point of beginning and containing 0.065 acre, 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 ~~them~~ (~~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 this the 23rd day of July, 1992.


Lola Grace Cannady

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Charles L. Spark, a Notary Public, in and for said County in said State, hereby certify that Lola Grace Canady, whose name(s) she has, 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July 19 32.

[Signature]
NOTARY PUBLIC

My Commission Expires 2-4-34

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 _____

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.

