

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. 55 REV. 2

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of

\$1,250⁰⁰ dollars, cash in hand paid to the undersigned by the State of

Alabama, the receipt of which is hereby acknowledged, we (I), the undersigned,
grantor(s), Shelby County Board of Education 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:

PAR. NO. 1 OF 2: A part of Lot 1, Block 273, according to J.H. Dunston's map
and survey of Calera and being more fully described as follows:

Commencing at the southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 21, T-22-S,
R-2-W; thence northerly along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of
738 feet, more or less, to the centerline of Project No. S-44-10; thence N 88°
09' 48" W, along the centerline of said project, a distance of 470 feet, more
or less, to Station 351+00; thence turn an angle of 90° 00' to the left and
run a distance of 35 feet, more or less, to the present south right-of-way
line of Alabama Highway No. 25 and the point of beginning of the property
herein to be conveyed; thence southwesterly along a line, a distance of 80
feet, more or less, to a point on the present east right-of-way line of 14th
Street, that is 40 feet easterly of and at right angles to the traverse of
said street at Station 11+00; thence northerly along said present east
right-of-way line, a distance of 65 feet, more or less, to the present south
right-of-way line of Alabama Highway No. 25; thence easterly along said south
right-of-way line, a distance of 45 feet, more or less, to the point of
beginning.

Said strip of land lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 21, T-22-S, R-2-W and
containing 0.034 acre, more or less.

PAR. NO. 2 OF 2: A part of Lot 3, Block 273, according to J. H. Dunston's map
and survey of Calera and being more fully described as follows:

Commencing at the southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 21, T-22-S,
R-2-W; thence northerly along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of
738 feet, more or less, to the centerline of Project No. S-44-10; thence N 88°
09' 48" W, along the centerline of said project, a distance of 320 feet, more
or less, to Station 352+50; thence turn an angle of 90° 00' to the left and
run a distance of 35 feet, more or less, to the present south right-of-way
line of Alabama Highway No. 25 and the point of beginning of the property
herein to be conveyed; thence southeasterly along a line, a distance of 35

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04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 M38 15.00

James Vann

Inst # 1592-20182

feet, more or less, to a point on the present west right-of-way line of a city street, that is 50 feet southerly of and at right angles to the centerline of said project; thence northerly along said present west right-of-way line, a distance of 15 feet, more or less, to the present south right-of-way line of Alabama Highway No. 25; thence westerly along said south right-of-way line, a distance of 32 feet, more or less, to the point of beginning.

Said strip of land lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 21, T-22-S, R-2-W and containing 0.005 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
this the 15 day of Sept, 1992.
shetby County Board of Education
By Norma Rogers, Supt.

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, James E. Vann, a Notary Public, in and for said County in said State, hereby certify that Norma, whose name(s) is, signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 19____.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, James E. Vann, a Notary Public in and for said County, in said State, hereby certify that Norma Rogers whose name as Superintendent of the Shelby County Board of Education, 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 15 day of Sept, A. D. 1972.

Official Title Notary Public

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.

