

Form ROW-4

1572

STATE OF ALABAMA )

COUNTY OF Shelby )FEE SIMPLE  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the  
and other valuable consideration  
sum of \$1.00 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-  
Clarice W. Luck, and Ruth L. Gordon and husband,  
or(s) / ~~XXXXXXXXXXXXXXXXXXXX~~ Harris M. Gordon, 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  
as Tract No. 99

follows: and as shown on the right of way map of Project No.  
I-65-2(7) as recorded in the Office of the Judge of Probate  
of Shelby County, Alabama, at page 1 of Right of Way Map Record Number 3:

Commencing on the centerline of Project No. I-65-2(7)  
at Station 651+80 which equals Station 149+19.1 on the center-  
line of U.S. Highway No. 31; thence southeasterly along the  
centerline of said U.S. Highway No. 31 a distance of 201.1  
feet; thence turn an angle of 35°-20' to the left and run a  
distance of 170.8 feet to the present northeast right of way  
line of U.S. Highway No. 31; thence southeasterly along  
said present northeast right of way line a distance of 777  
feet, more or less, to the north side of Section 12, T-21-S,  
R-3-W, being the north boundary line of the property herein  
conveyed and the point of beginning; thence continuing south-  
easterly along the present northeast right of way line of  
U.S. Highway No. 31 a distance of 305 feet, more or less,  
to a point that is 100 feet northeasterly of and at right  
angles to the centerline of said U.S. Highway No. 31 at  
Station 135+00; thence northwesterly along a straight line  
a distance of 190 feet, more or less, to the point that is  
145 feet northeasterly of and at right angles to the centerline  
of said U.S. Highway No. 31 at Station 136+75.5; thence north-  
westerly and parallel to the centerline of said U.S. Highway  
No. 31 a distance of 65 feet, more or less, to the said north  
boundary line; thence westerly along said north boundary line  
a distance of 80 feet, more or less, to the point of beginning.

Said strip of land lying in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  Section  
12, T-21-S, R-3-W and containing 0.21 acres, more or less.

Subject to existing easements and rights of way.

STATE OF ALABAMA  
SHELBY COUNTY

ACT NO. 70

I hereby certify that no Deed Tax has been col-  
lected on this instrument.

*Conrad M. Fowler*  
Judge of Probate

"TAX EXEMPT"

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, Laurie Brasher, a Notary Public, in and for said County in said State, hereby certify that Ruth L. Gordon and husband, Harris, ~~and~~ H. Gordon, and ~~and~~ Clarice W. Luck, whose names 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 2nd day of January, 1962.

Laurie Brasher  
NOTARY PUBLIC

My Commission Expires 1-3-65

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,

STATE OF ALA SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/1/71  
1-3 1962  
RECORDED AS 1-3 MTG TAX  
& 1 DOLL TAX HAS BEEN  
PAID ON THIS INSTRUMENT.

Conrad S. Fowler  
JUDGE OF PROBATE

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 2nd day of January, 1962.

x Clarice W. Luck

Ruth L. Gordon

Harris M. Gordon