

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 1, REV.

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$12,500⁰⁰ 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), J. Allen Chesser & wife Betty S. Chesser, 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-214(20) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

PARCEL NO. 1: Commencing at the southwest corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W; thence northerly along the west line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 238 feet, more or less, to the northwest property line; thence north-easterly along said northwest property line, a distance of 305 feet, more or less, to a point that is 150 feet south-easterly of and at right angles to the centerline of Project No. F-214(20) and the point of beginning of the property herein to be conveyed; thence continuing northeasterly along said northwest property line (crossing the centerline of said project at approximate Station 517+15) a distance of 478 feet, more or less, to a point that is 150 feet north-westerly of and at right angles to the centerline of said project; thence N 79° 37' 56" E, parallel to the centerline of said project, a distance of 99 feet, more or less, to a point that is 150 feet northwesterly of and at right angles to the centerline of said project at Station 520+00; thence northwesterly along a straight line (which if extended would intersect a point on the present southwest right-of-way line of U. S. Highway No. 280 that is southwesterly of and at right angles to the centerline of said highway at Station 1021+89.3) a distance of 82 feet, more or less, to the north-west property line; thence northeasterly along said northwest property line, a distance of 58 feet, more or less, to the present southwest right-of-way line of said highway; thence southeasterly along said present southwest right-of-way line (crossing the centerline of said project at approximate Station 527+20) a distance of 788 feet, more or less, to the east line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the east property line; thence southerly along said east property line, a distance of 288 feet, more or less, to the present northwest right-of-way line of Shelby County Road No. 47; thence southwesterly along said northwest right-of-way line, a distance of 265 feet, more or less, to a point that is northwesterly of and at right angles to the centerline of said County Road No. 47 at Station 26+50; thence northeasterly along a straight line, a distance of 160 feet, more or less, to a point that is 90 feet northwesterly of and

BOOK 284 PAGE 359



19730803000043690 1/4 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1973 12:00:00 AM FILED/CERT

at right angles to the centerline of said County Road No. 47 at Station 25+00; thence northwesterly along a straight line, a distance of 119 feet, more or less, to a point that is 265 feet southeasterly of and at right angles to the centerline of said project at Station 525+00; thence S 79° 37' 56" W, parallel to the centerline of said project, a distance of 100 feet; thence northwesterly along a straight line, a distance of 232 feet, more or less, to a point that is 150 feet southeasterly of and at right angles to the centerline of said project at Station 522+00; thence S 79° 37' 56" W, parallel to the centerline of said project, a distance of 668 feet, more or less, to the point of beginning.

Said strip of land lying in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W and containing 8.38 acres, more or less.

PARCEL NO. 2: Commencing at the southeast corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W; thence northerly along the east line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the east property line, a distance of 332 feet, more or less, to a point on a line which extends from a point that is 60 feet southeasterly of and at right angles to the centerline of Shelby County Road No. 47 at Station 25+00 to a point on the present southeast right-of-way line of said road that is southeasterly of and at right angles to the centerline of said road at Station 26+50 and the point of beginning of the property herein to be conveyed; thence southwesterly along said line, a distance of 125 feet, more or less, to said point on the present southeast right-of-way line of said road that is southeasterly of and at right angles to the centerline of said road at Station 26+50; thence northeasterly along said present southwest right-of-way line, a distance of 145 feet, more or less, to the east line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the east property line; thence southerly along said east property line, a distance of 26 feet, more or less, to the point of beginning.

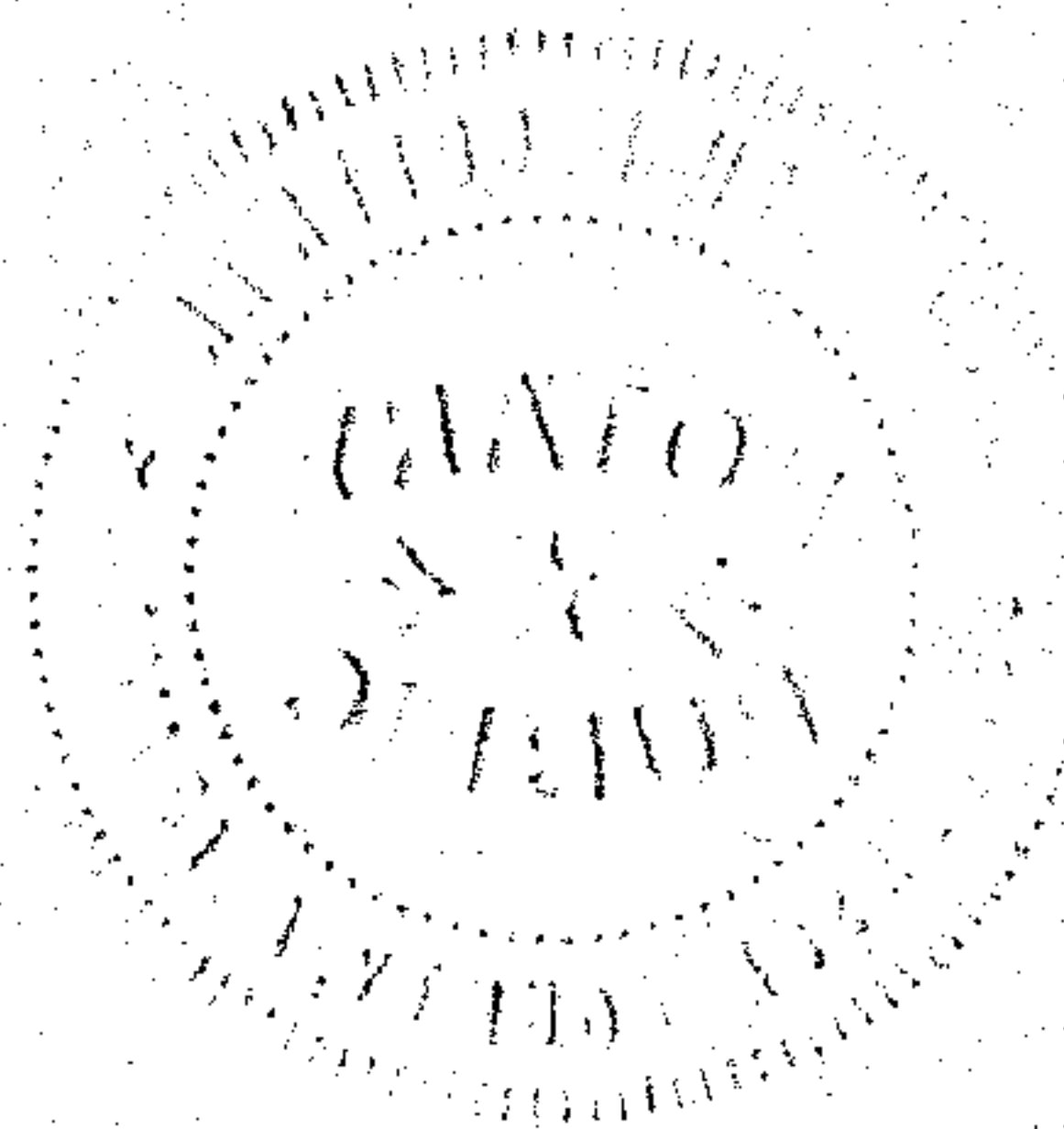
Said strip of land lying in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, T-19-S, R-1-W and containing 0.03 acres, more or less.

PARCEL NO. 3: Commencing at the southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 27, T-19-S, R-1-W; thence westerly along the south line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 612 feet, more or less, to the northwest property line; thence northeasterly along said northwest property line, a distance of 296 feet, more or less, to a point that is northwesterly of and at right angles to the traverse of a county road at Station 24+50 and the point of beginning of the property herein to be conveyed; thence southeasterly along a straight line, a distance of 81 feet, more or less, to a point that is 80 feet southeasterly of and at right angles to the traverse of said road at Station 24+50; thence northeasterly, parallel to the traverse of said road, a distance of 94 feet, more or less, to the northeast property line; thence northwesterly along said northeast property line, a distance of 81 feet, more or less, to the northwest property line; thence southwesterly along said northwest property line, a distance of 94 feet, more or less, to the point of beginning.



19730803000043690 2/4 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1973 12:00:00 AM FILED/CERT

Said strip of land lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 27,
T-19-S, R-1-W and containing 0.17 acres, more or less.



19730803000043690 3/4 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1973 12:00:00 AM FILED/CERT

BOOK 284 PAGE 361

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 3rd day of August, 1973.

J. Allen Chesser
Betty S. Chesser

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Ralph E. Coleman, a Notary Public, in and for said County in said State, hereby certify that J. Allen Chessler & wife Betty S. Chessler, whose name(s) ARE 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 3rd day of August 1973.

Ralph E. Coleman
NOTARY PUBLIC

My Commission Expires July 15, 1974

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, a _____ and _____
said County, in said State, hereby certify that _____
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____.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
EXEMPT
1973 DEC 20 PM 12:34
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Anderson
JUDGE OF PROBATE



19730803000043690 4/4 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1973 12:00:00 AM FILED/CERT

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.