

STATE OF ALABAMA)

COUNTY OF SHELBY)

8468

TRACT NO. 19, REV.

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$69,250.00 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), Alberta Walters, a widow, 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. I-65-2(11) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

PARCEL NO. 1: Commencing at the southwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, T-20-S, R-3-W; thence easterly along the south line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 300 feet, more or less, to a point that is 240 feet westerly of and at right angles to the centerline of Project No. I-65-2(11) and the point of beginning of the property herein to be conveyed; thence N 2° 15' 30" W, parallel to the centerline of said project, a distance of 1395 feet, more or less, to the present southwest right-of-way line of the Atlantic Coast Line Railroad; thence southeasterly along said present southwest right-of-way line (crossing the centerline of said project at approximate Station 782+70) a distance of 655 feet, more or less, to a point that is 300 feet easterly of and at right angles to the centerline of said project; thence S 2° 15' 30" E, parallel to the centerline of said project, a distance of 468 feet, more or less, to a point that is 300 feet easterly of and at right angles to the centerline of said project at Station 776+50; thence southwesterly along a straight line, a distance of 110 feet, more or less, to a point that is 250 feet easterly of and at right angles to the centerline of said project at Station 775+50; thence S 2° 15' 30" E, parallel to the centerline of said project, a distance of 450 feet; thence southwesterly along a straight line (which if extended would intersect a point that is 214 feet easterly of and at right angles to the centerline of said project at Station 770+00) a distance of 42 feet, more or less, to the south line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, the south property line; thence westerly along said south property line (crossing the centerline of said project at Station 770+80) a distance of 487 feet, more or less, to the point of beginning.

Said strip of land lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 25, T-20-S, R-3-W and containing 14.10 acres, more or less.



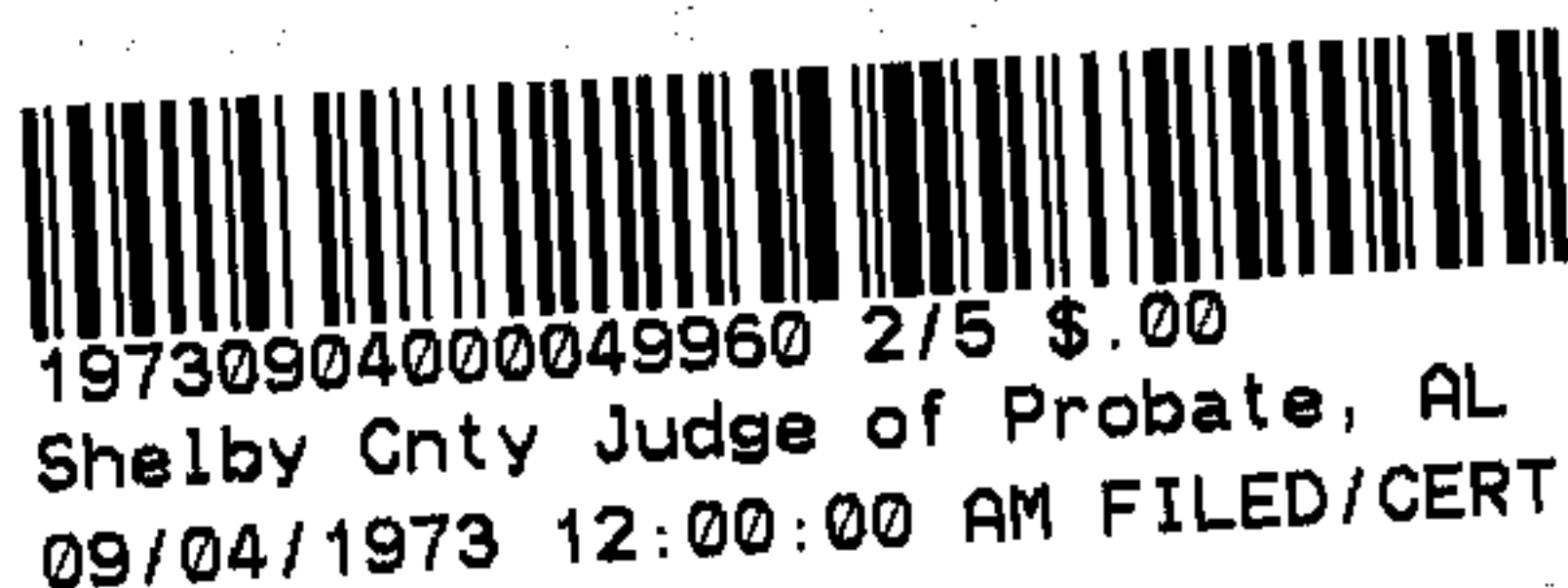
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As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. I-65-2(11), County of Shelby, and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

PARCEL NO. 2: Commencing at the northeast corner of Section 25, T-20-S, R-3-W; thence westerly along the north line of said Section 25, a distance of 805 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of Project No. I-65-2(11) and the point of beginning of the property herein to be conveyed; thence southeasterly along a curve to the right (concave southwesterly) having a radius of 28,797.89 feet, parallel to the centerline of said project, a distance of 430 feet, more or less, to a point that is 150 feet easterly of and at right angles to the centerline of said project at Station 805+94.0 "Ahead" which equals Station 805+94.0 "Back"; thence S 2° 15' 30" E, parallel to the centerline of said project, a distance of 594 feet; thence southeasterly along a straight line, a distance of 110 feet, more or less, to a point that is 200 feet easterly of and at right angles to the centerline of said project at Station 799+00; thence S 2° 15' 30" E, parallel to the centerline of said project, a distance of 1612 feet, more or less, to the present northeast right-of-way line of the Atlantic Coast Line Railroad; thence northwesterly along said present northeast right-of-way line (crossing the centerline of said project at approximate Station 784+05) a distance of 480 feet, more or less, to a point that is 175 feet westerly of and at right angles to the centerline of said project; thence N 2° 15' 30" W, parallel to the centerline of said project, a distance of 1715 feet, more or less, to a point that is 175 feet westerly of and at right angles to the centerline of said project at Station 803+00; thence northeasterly along a straight line, a distance of 60 feet, more or less, to a point that is 150 feet easterly of and at right angles to the centerline of said project at Station 803+50; thence N 2° 15' 30" W, parallel to the centerline of said project, a distance of 244 feet to a point that is 150 feet easterly of and at right angles to the centerline of said project at Station 805+94.0 "Back" which equals Station 805+94.0 "Ahead"; thence northwesterly along a curve to the left (concave southwesterly) having a radius of 28,497.89 feet, parallel to the centerline of said project, a distance of 440 feet, more or less, to the north line of said Section 25, the north property line; thence easterly along said north property line (crossing the centerline of said project at approximate Station 810+33) a distance of 305 feet, more or less, to the point of beginning.

Said strip of land lying in the E $\frac{1}{2}$ of NE $\frac{1}{4}$, the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, T-20-S, R-3-W and containing 19.47 acres, more or less.



As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. I-65-2(11), County of Shelby, and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

Also an easement to a strip of land necessary for the construction and maintenance of a drainage ditch and being more fully described as follows: Commencing at the southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, T-20-S, R-3-W; thence westerly along the south line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 345 feet, more or less, to a point on a line, which extends from a point that is 444 feet easterly of and at right angles to the centerline of Project No. I-65-2(11) at Station 770+00 to a point on the present southwest right-of-way line of the Atlantic Coast Line Railroad that is 300 feet easterly of and at right angles to the centerline of said project and the point of beginning of the property herein to be conveyed; thence northwesterly along said line, a distance of 1082 feet, more or less, to said point on the present southwest right-of-way line of said railroad that is 300 feet easterly of and at right angles to the centerline of said project; thence S 2° 15' 30" E, parallel to the centerline of said project, a distance of 468 feet, more or less, to a point that is 300 feet easterly of and at right angles to the centerline of said project at Station 776+50; thence southwesterly along a straight line, a distance of 110 feet, more or less, to a point that is 250 feet easterly of and at right angles to the centerline of said project at Station 775+50; thence S 2° 15' 30" E, parallel to the centerline of said project, a distance of 450 feet; thence southwesterly along a straight line (which if extended would intersect a point that is 214 feet easterly of and at right angles to the centerline of said project at Station 770+00) a distance of 42 feet, more or less, to the south line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, the south property line; thence easterly along said south property line, a distance of 205 feet, more or less, to the point of beginning.

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Said strip of land lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25,
T-20-S, R-3-W and containing 2.30 acres, more or less.



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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 March, 19 73.

Alveta Walters

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