

2673

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 46

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of 9485⁰⁰ 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), being ALL THE HEIRS ~~AND~~ ^{Roy H. Chandler, deceased} AND THEIR spouse OF, 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:

Commencing at the southwest corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, T-19-S, R-1-E; thence northerly along the west line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$, the west property line, a distance of 160 feet, more or less, to a point that is 150 feet southwesterly 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 northerly along said west property line (crossing the centerline of said project at approximate Station 906+85) a distance of 301 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said project; thence S 89° 06' 38" E, parallel to the centerline of said project, a distance of 715 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said project at Station 914+00; thence northeasterly along a straight line, a distance of 102 feet, more or less, to a point that is 170 feet northeasterly of and at right angles to the centerline of said project at Station 915+00; thence S 89° 06' 38" E, parallel to the centerline of said project, a distance of 800 feet; thence southeasterly along a straight line, a distance of 102 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said project at Station 924+00; thence S 89° 06' 38" E, parallel to the centerline of said project, a distance of 700 feet; thence northeasterly along a straight line (which if extended would intersect a point that is 180 feet northeasterly of and at right angles to the centerline of said project at Station 933+50) a distance of 185 feet, more or less, to the east line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, T-19-S, R-1-E, the east property line; thence southerly along said east property line (crossing

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the centerline of said project at approximate Station 932+93) a distance of 383 feet, more or less, to a point that is 210 feet southwesterly of and at right angles to the centerline of said project; thence N 89° 06' 38" W, parallel to the centerline of said project, a distance of 1105 feet, more or less, to a point that is 210 feet southwesterly of and at right angles to the centerline of said project at Station 922+00; thence northwesterly along a straight line, a distance of 117 feet, more or less, to a point that is 150 feet southwesterly of and at right angles to the centerline of said project at Station 921+00; thence N 89° 06' 38" W, parallel to the centerline said project, a distance of 1410 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23 and the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, T-19-S, R-1-E and containing 19.97 acres, more or less.

The above described area includes a present 50 foot wide easement granted to the Plantation Pipe Line, the centerline of which crosses the centerline of Project No. F-214(20) at approximate Station 903+98.



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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 3rd day of August, 1973.

Martha M. Gardner
Rose E. Gardner
Ella Ruth P. Gardner
John R. Gardner
Mrs. Betty O. Gardner
William H. Gardner
Mrs. Krista S. Gardner

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ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

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I, Ralph E. Gorman, a Notary Public, in and for said County in said State, hereby certify that MARTHA M. GARDNER, widow, Roy E. Gardner & wife, ELLA P. Gardner name(s); John R. Gardner & wife Betty D. Gardner, William E. Gardner & wife Krista S. Gardner whose 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 19B.
Ralph E. Gorman
NOTARY PUBLIC

My Commission Expires July 15, 1974

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA
_____ County

I, _____, a _____, and for 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____.

Official Title _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Exempt
1973 DEC 20 PM 4:09
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER
JUDGE OF PROBATE
Conrad M. Gorman

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2.95

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.