

THIS INSTRUMENT PREPARED BY C. S. Sherlock III, STATE OF ALABAMA
HIGHWAY DEPARTMENT, BUREAU OF RIGHT
OF WAY, MONTGOMERY, ALABAMA. 36104

STATE OF ALABAMA

COUNTY OF SHELBY

TRACT NO. 28

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$3230.00 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), G. H. Grimes & Lillian Grimes, 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 northeast corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-E; thence southerly along the east line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 1160 feet, more or less, to a point that is 150 feet northwesterly 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 southerly along the east line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, the east property line (crossing the centerline of said project at approximate Station 770+15) a distance of 160 feet, more or less, to the south property line; thence westerly along said south property line (crossing the centerline of said project at approximate Station 769+60) a distance of 220 feet, more or less, to the west property line; thence northerly along said west property line, a distance of 100 feet, more or less, to the north property line; thence westerly along said north property line, a distance of 100 feet, more or less, to the westernmost property line; thence northerly along said westernmost property line, a distance of 8 feet, more or less, to a point that is 150 feet northwesterly of and at right angles to the centerline of said project; thence N 84° 44' 57" E, parallel to the centerline of said project, a distance of 318 feet, more or less, to the point of beginning.



19731220000068130 1/3 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

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Said strip of land lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28,
T-19-S, R-1-E and containing 0.83 acres, more or less.



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Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

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, 19 73.

G. H. Grimes

Lillian Grimes

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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Clarence L. Roberts, a Notary Public, in and for said County in said State, hereby certify that G. H. Grimes & Lillian Grimes, whose name(s) 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, have _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August 19 73.

Clarence L Roberts
NOTARY PUBLIC

My Commission Expires August 10, 1974

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, a _____ and for _____ said County, in said State, hereby certify that _____ whose 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 1:05
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORPORATION
JUDGE OF PROBATE

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19731220000068130 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

Official Title _____

to 295
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.