

2644

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 3, REV.

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$16,550.00 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. Gene Duffey and wife, Jean L. Duffey, 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-412(9) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

Commencing at the northwest corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, T-21-S, R-1-E; thence southerly along the west line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 185 feet, more or less, to a point that is 135 feet northwesterly of and at right angles to the centerline of Project No. F-412(9) and the point of beginning of the property herein to be conveyed; thence N 31° 18' 15" E, parallel to the centerline of said project, a distance of 112 feet, more or less, to a point that is 135 feet northwesterly of and at right angles to the centerline of said project at Station 693+32.5; thence northeasterly along a curve to the left (concave northwesterly) having a radius of 4776.07 feet, parallel to the centerline of said project, a distance of 575 feet, more or less, to a point that is 135 feet northwesterly of and at right angles to the centerline of said project at Station 699+25; thence northeasterly along a straight line, a distance of 74 feet, more or less, to a point that is 125 feet northwesterly of and at right angles to the centerline of said project at Station 700+00; thence northeasterly along a curve to the left (concave northwesterly) having a radius of 4786.07 feet, parallel to the centerline of said project, a distance of 425 feet, more or less, to the north property line; thence easterly along said north property line (crossing the centerline of said project at approximate Station 704+75) a distance of 262 feet, more or less, to a point that is 125 feet southeasterly of and at right angles to the centerline of said project; thence southwesterly along a curve to the right (concave northwesterly) having a radius of 5036.07 feet, parallel to the centerline of said project, a distance of 118 feet, more or less, to a point that is 125 feet southeasterly of and at right angles to the centerline of said project at Station 704+00; thence turn an angle of 90° 00' to the left and run a distance of 40 feet, more or less, to the present northwest right-of-way line of Shelby County Road No. 61;



thence southwesterly along said present northwest right-of-way line, a distance of 1212 feet, more or less, to the southwest property line; thence northwesterly along said southwest property line (crossing the centerline of said project at approximate Station 692+22) a distance of 160 feet, more or less, to the west line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12, the west property line; thence northerly along said west property line, a distance of 2 feet, more or less, to the point of beginning.

Said strip of land lying in the W $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 12, T-21-S, R-1-E and containing 6.10 acres, more or less.



19731220000068270 2/3 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

ALABAMA TO STATE

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 27 day of Aug, 19 73.

H. Gene Duffey

John L. Duffey

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ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Shelby



19731220000068270 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

I, H. S. Council, a Notary Public, in and for said County in said State, hereby certify that Gene Duffey, wife Jean L. Duffey 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August 1973.
H. S. Council
NOTARY PUBLIC

My Commission Expires

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

County

I, , a and whose name as of the Company, 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

NOV 20 1971

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.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Exempt
1973 DEC 20 PM 12:38
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cornel M. Duffey
JUDGE OF PROBATE