

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

TRACT NO. 16

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$12378.⁰⁰ 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), Roy Oliver & wife Gladys Oliver, 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 southeast corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, T-19-S, R-1-W; thence northerly along the east line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 1120 feet, more or less, to a point on a line which extends from a point that is 160 feet southwesterly of and at right angles to the centerline of Project No. F-214(20) at Station 635+71 to a point that is 150 feet southwesterly of and at right angles to the centerline of said project at Station 634+71 and the point of beginning of the property herein to be conveyed; thence northwesterly along said line, a distance of 35 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 634+71; thence N 87° 24' 08" W, parallel to the centerline of said project, a distance of 1289 feet, more or less, to the west line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the west property line; thence northerly along said west property line (crossing the centerline of said project at approximate Station 621+82) a distance of 168 feet, more or less, to the north line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, the north property line; thence easterly along said north property line, a distance of 1315 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 (crossing the centerline of said project at approximate Station 635+00) a distance of 260 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 25, T-19-S, R-1-W and containing 6.41 acres, more or less.



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

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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 NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, T-19-S, R-1-W; thence northerly along the east line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 1048 feet, more or less, to a point on a line which extends from a point that is 235 feet southwesterly of and at right angles to the centerline of Project No. F-214(20) at Station 636+00 to a point that is 225 feet southeasterly of and at right angles to the centerline of said project at Station 635+00 and the point of beginning of the property herein to be conveyed; thence northwesterly along said line, a distance of 10 feet, more or less, to said point that is 225 feet southwesterly of and at right angles to the centerline of said project at Station 635+00; thence northwesterly along a straight line, a distance of 80 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 634+71; thence southeasterly along a straight line (which if extended would intersect a point that is 160 feet southwesterly of and at right angles to the centerline of said project at Station 635+71) a distance of 35 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 72 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 25, T-19-S, R-1-W and containing 0.04 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 1st day of August, 1973.

Ray Oliver
Gladys Oliver

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 Roy Oliver & wife Gladys Oliver, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st 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 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 _____

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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.