

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

STATE OF ALABAMA

) 2671

COUNTY OF SHELBY)

TRACT NO. 41

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$725.00 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), J. C. Robertson & Ethelene Robertson, 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 the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, T-19-S, R-1-E; thence easterly along the south line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 900 feet, more or less, to a point that is 150 feet northwesterly of and at right angles to the centerline of said project and the point of beginning of the property herein to be conveyed; thence N 71° 13' 07" E, parallel to the centerline of said project, a distance of 505 feet, more or less, to the east line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, the east property line; thence southerly along said east property line, a distance of 158 feet, more or less, to the south line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence westerly along the south line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 468 feet, more or less, to the point of beginning.



1973122000068560 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 SW $\frac{1}{4}$, Section 23, T-19-S, R-1-E and containing 0.86 acres, more or less.

The above described area includes a present 100 foot wide easement granted to the Alabama Power Company, the centerline of which crosses the centerline of Project No. F-214(20) at approximate Station 876+63.



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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 13 day of August, 19 73.

J. R. Robertson
Ethelene Robertson

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, James S. McGill, a Notary Public, in and for said County in said State, hereby certify that J. C. Robertson & Ethelene Robertson, 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 13th day of August 19 73.

James S. McGill
NOTARY PUBLIC
My Commission Expires May 21, 1977

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA
_____ County

I, _____, a _____ in 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 _____.

Official Title _____



19731220000068560 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

REC. BK. & PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 DEC 20 PM 1:08
J. C. ROBERTSON

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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.