

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 27

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$5400.00 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), Ruby Payne, A widow, 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. I-65-2(37) 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 NE $\frac{1}{4}$, Section 7, T-20-S, R-3-W; thence southerly along the west line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 930 feet, more or less, to the present northeast right-of-way line of Shelby County Road No. 33; thence southeasterly along said present northeast right-of-way line, a distance of 192 feet, more or less, to the northwest line of the property herein to be conveyed and the point of beginning; thence northeasterly along the northwest property line, a distance of 338 feet, more or less, to the northeast property line; thence southeasterly along said northeast property line, a distance of 44 feet, more or less, to a point that is 150 feet southeasterly of and at right angles to the centerline of the right lane of Project No. I-65-2(37); thence southwesterly along a curve to the right (concave northwesterly) having a radius of 3969.72 feet, parallel to the centerline of said project, a distance of 350 feet, more or less, to the present northeast right-of-way line of Shelby County Road No. 33; thence northwesterly along said present northeast right-of-way line, a distance of 59 feet, more or less, to the point of beginning.

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Shelby Cnty Judge of Probate, AL
11/09/1974 12:00:00 AM FILED/CERT

Said strip of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, T-20-S, R-3-W and containing 0.41 acres, more or less.

As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. I-65-2(37), County of Shelby, and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.



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Shelby Cnty Judge of Probate, AL
11/09/1974 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 8th day of November, 1974.

Ruby Payne

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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 Ruby Payne, widow, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of November 1974.

Ralph E Coleman
NOTARY PUBLIC

My Commission Expires July 1975

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 _____



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Shelby Cnty Judge of Probate, AL
11/09/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
EXEMPT
1974 NOV -9 AM 8:29
REC. FILE NUMBER OR
PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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Ralph Coleman
2121 Blodg
Shaw

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.

2.95