

4894

STATE OF ALABAMA)
 COUNTY OF SHELBY)

TRACT NO. 31

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$48,390.00 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), Mackey and Norma L. Warren, 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 northeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, T-20-S, R-2-W; thence westerly along the north line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 979 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of the left lane of Project No. I-65-2(37) and the point of beginning of the property herein to be conveyed; thence S 7° 20' 15" E parallel to the centerline of said left lane, a distance of 471 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said right lane at Station 184+75.3; thence southeasterly along a curve to the right (concave southwesterly) having a radius of 3969.72 feet, parallel to the centerline of said right lane, a distance of 165 feet, more or less, to the south property line; thence westerly along said south property line (crossing the centerline of the right lane of said project at approximate Station 183+32 and the centerline of the left lane of said project at Station 183+78) a distance of 422 feet, more or less, to a point that is 125 feet southwesterly of and at right angles to the centerline of said left lane; thence northwesterly along a curve to the left (concave southwesterly) having a radius of 3694.72 feet, parallel to the centerline of said left lane, a distance of 91 feet, more or less, to a point that is 125 feet southwesterly of and at right angles to the centerline of said left lane at Station 184+90.9; thence N 7° 43' 00" W, parallel to the centerline of said left lane, a distance of 115 feet, more or less, to the west line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence northerly along the west line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the west line of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 6, T-20-S, R-2-W, the west property line, a distance of 594 feet, more or less, to the north property line; thence easterly along said north property line (crossing the centerline of the left lane of said project at approximate Station 191+93 and the centerline of the right lane of said project at approximate Station 191+32) a distance of 200 feet,



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 Shelby Cnty Judge of Probate, AL
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more or less, to the southwest edge of Oak Mountain Park Road; thence southeasterly along the southwest edge of said road, a distance of 178 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said right lane; thence S 7° 20' 15" E, parallel to the centerline of said right lane, a distance of 89 feet, more or less, to the point of beginning.

Said strip of land lying in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 6, T-20-S, R-2-W and containing 6.97 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 ajoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

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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.

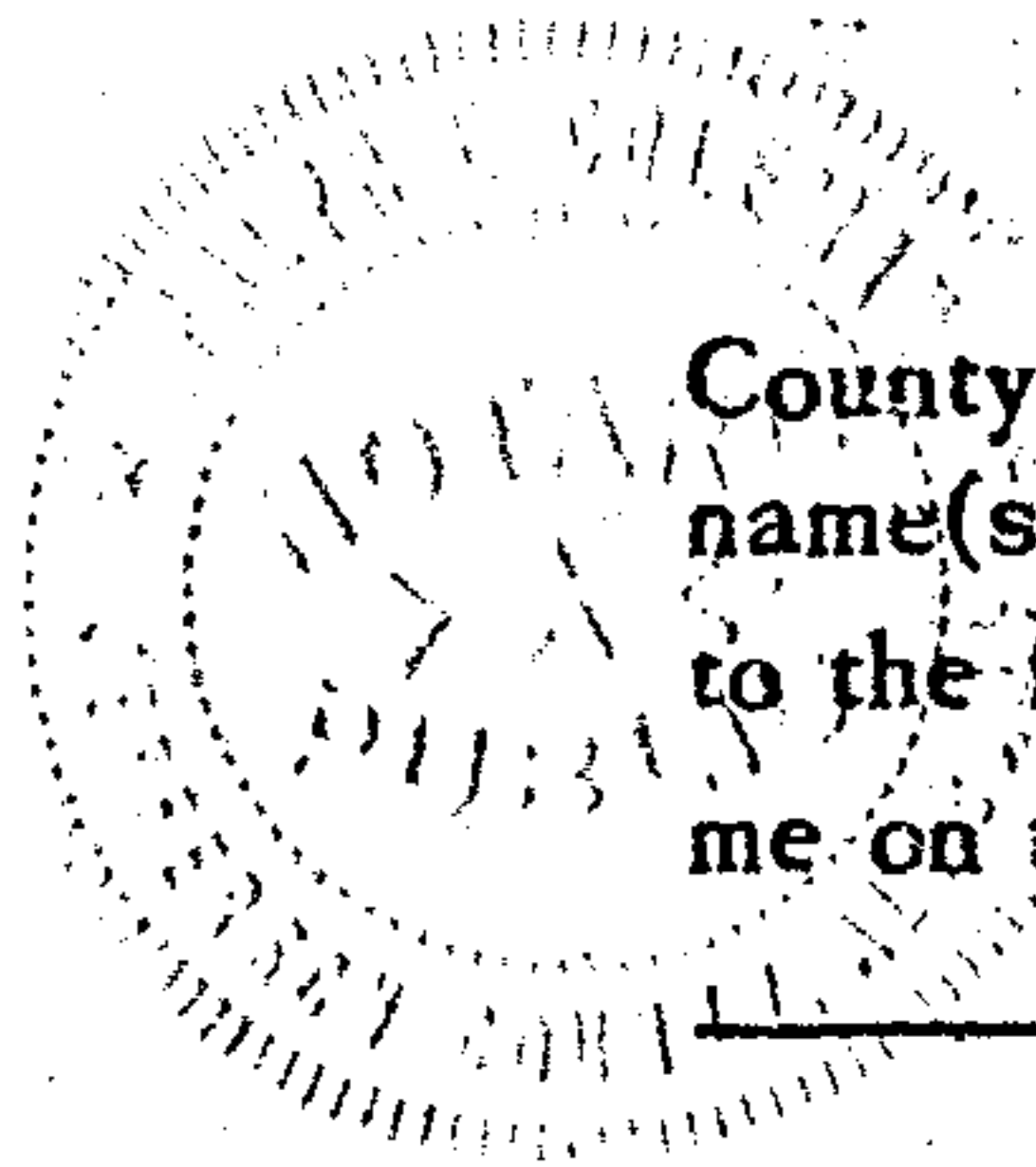
In witness whereof, we (I) have hereunto set our (my) hand(s) and seal(s) this the 20th day of May, 19 75.

Mackey Wane
Norman F. Wane

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 Mackey and Norma L. Warren, whose name(s) they have, 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 20th day of May, 1975.

Ralph E. Coleman
NOTARY PUBLIC

My Commission Expires May 28, 1978

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____.



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Official Title _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 30 AM 8:22
Conrad Johnson
JUDGE OF PROBATE

Ralph Coleman
Shelby 35703

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.

RECEIVED
AUG 2 1974

ALABAMA PROBATE DEPT.
THIRD DIVISION