

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 36

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$73,525.00 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), F. H. Pearce and wife, Dorothy C. Pearce, 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(19) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

PARCEL NO. 1: Commencing at the northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 17, T-19-S, R-1-W; thence southerly along the west line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 560 feet, more or less, to the north property line; thence easterly along said north property line, a distance of 1128 feet, more or less, to a point that 150 feet southwesterly of and at right angles to the centerline of Project No. F-214(19) and the point of beginning of the property herein to be conveyed; thence continuing easterly along said north property line, a distance of 34 feet, more or less, to the present southwest right-of-way line of U.S. Highway No. 280; thence southeasterly along said present southwest right-of-way line, a distance of 1285 feet, more or less, to a point that is northwesterly of and at right angles to the traverse of said highway at Station 1217+35; thence northwesterly along a straight line, a distance of 354 feet, more or less, to a point that is 255 feet southwesterly of and at right angles to the centerline of said project at Station 369+00; thence northerly along a straight line, a distance of 263 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 366+50; thence N 31° 33' 44" W, parallel to the centerline of said project, a distance of 136.09 feet; thence northwesterly along a curve to the right (concave northeasterly) having a radius of 3424.04 feet, parallel to the centerline of said project, a distance of 490 feet, more or less, to the point of beginning.

Said strip of land lying in the S $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 17, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20, T-19-S, R-1-W and containing 2.577 acres, more or less.



19751219000071820 1/6 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

180
PAGE
293
BOOK

PARCEL NO. 2: Commencing at the northeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20, T-19-S, R-1-W; thence westerly along the north line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 705 feet, more or less, to a point on a line which extends from a point that is 75 feet southeasterly of and at right angles to the centerline of Shelby County Road No. 41 at Station 17+35 to a point that is 150 feet northeasterly of and at right angles to the centerline of Project No. F-214(19) at Station 371+00 and the point of beginning of the property herein to be conveyed; thence southwesterly along said line, a distance of 116 feet, more or less, to said point that is 150 feet northeasterly of and at right angles to the centerline of said project at Station 371+00; thence S 31° 33' 44" E, parallel to the centerline of said project, a distance of 500 feet; thence southeasterly along a straight line (which if extended would intersect a point that is 20 feet northwesterly of and at right angles to the traverse of a dirt road at Station 17+50) a distance of 130 feet, more or less, to the east property line; thence southerly along said east property line, a distance of 27 feet, more or less, to the northwest property line; thence northeasterly along said northwest property line, a distance of 20 feet, more or less, to a point that is southeasterly of and at right angles to the traverse of a dirt road at Station 17+50; thence southeasterly along a straight line, a distance of 18 feet, more or less, to a point that is 20 feet southwesterly of and at right angles to the centerline of said traverse at Station 17+50; thence southerly along a straight line, a distance of 150 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said project at Station 378+50; thence southwesterly along a straight line, a distance of 351 feet, more or less, to a point that is 190 feet northeasterly of and at right angles to the centerline of said project at Station 381+99.02 "Back" which equals Station 382+09.02 "Ahead"; thence S 31° 33' 44" E, parallel to the centerline of said project, a distance of 260 feet, more or less, to the east line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence southerly along the east line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 153 feet, more or less, to the north line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, said Section 20, the north property line; thence easterly along said north property line, a distance of 95 feet, more or less, to a point on a line which extends from a point that is 190 feet northeasterly of and at right angles to the centerline of said project at Station 386+00 to a point that is 200 feet northeasterly of and at right angles to the centerline of said project at Station 391+00; thence southeasterly along said line, a distance of 441 feet, more or less, to said point that is 200 feet northeasterly of and at right angles to the centerline of said project at Station 391+00; thence S 31° 33' 44" E, parallel to the centerline of said project, a distance of 700 feet; thence southeasterly along a straight line, a distance of 205 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said project at Station 400+00; thence S 31° 33' 44" E, parallel to the centerline of said project, a distance of 300 feet; thence southeasterly along a straight line, a distance of 202 feet, more or less, to a point that is 190 feet northeasterly of and at right angles to the centerline of said project at Station 410+00; thence southeasterly along a straight line (which if extended would intersect a point that is 300 feet southeasterly of and at right angles to the centerline of said project at Station 413+00) a distance

BOOK 293 PAGE 181



19751219000071820 2/6 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

of 10 feet, more or less, to the east line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, said Section 20, the easternmost property line; thence southerly along said easternmost property line (crossing the centerline of said project at approximate Station 413+30) a distance of 400 feet, more or less, to the southernmost property line; thence westerly along said southernmost property line, a distance of 370 feet, more or less, to a point on a line which extends from a point that is 330 feet southwesterly of and at right angles to the centerline of said project at Station 416+94.75 to a point on the present northeast right-of-way line of U.S. Highway No. 280 that is 340 feet southwesterly of and at right angles to the centerline of said project; thence northwesterly along said line, a distance of 23 feet, more or less, to said point on the present northeast right-of-way line of said highway that is 340 feet southwesterly of and at right angles to the centerline of said project; thence northwesterly along said present northeast right-of-way line, a distance of 1475 feet, more or less, to a point that is 320 feet southwesterly of and at right angles to the centerline of said project; thence northerly along a straight line, a distance of 238 feet, more or less, to a point that is 190 feet southwesterly of and at right angles to the centerline of said project at Station 395+00; thence N 31° 33' 44" W, parallel to the centerline of said project, a distance of 400 feet, more or less, to the west line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, said Section 20, the west property line; thence northerly along said west property line (crossing the centerline of said project at approximate Station 387+84) a distance of 580 feet, more or less, to the south line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, said Section 20, the south property line; thence westerly along said south property line (crossing the centerline of said project at Station 385+42.47) a distance of 348 feet, more or less, to a point that is 190 feet southwesterly of and at right angles to the centerline of said project; thence N 31° 33' 44" W, parallel to the centerline of said project, a distance of 318 feet, more or less, to a point that is 190 feet southwesterly of and at right angles to the centerline of said project at Station 381+00; thence northerly along a straight line, a distance of 107 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 380+00; thence N 31° 33' 44" W, parallel to the centerline of said project, a distance of 534 feet; thence northwesterly along a straight line, a distance of 135 feet, more or less, to a point on the present southeast right-of-way line of U.S. Highway No. 280 that is southeasterly of and at right angles to the centerline of said highway at Station 1217+00; thence northeasterly along said present southeast right-of-way line (crossing the centerline of said project at approximate Station 370+50) a distance of 538 feet, more or less, to the north line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, the north property line; thence easterly along said north property line, a distance of 140 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 20, T-19-S, R-1-W and containing 35.449 acres, more or less.



19751219000071820 3/6 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

BOOK 293 PAGE 182

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 northeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20, T-19-S, R-1-W; thence southerly along the east line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, the east property line, a distance of 968 feet, more or less, to a point that is northeasterly of and at right angles to the centerline of Project No. F-214(19) at Station 381+99.02 "Back" which equals Station 382+9.02 "Ahead" and the point of beginning of the property herein to be conveyed; thence continuing southerly along said east property line, a distance of 308 feet, more or less, to a point that is 190 feet northeasterly of and at right angles to the centerline of said project; thence N 31° 33' 44" W, parallel to the centerline of said project, a distance of 260 feet, more or less, to a point that is 190 feet northeasterly of and at right angles to the centerline of said project at Station 382+09.02 "Ahead" which equals Station 381+99.02 "Back"; thence turn an angle of 90° 00' to the right and run a distance of 158 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 20, T-19-S, R-1-W and containing 0.47 acres, more or less.

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 southwest corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20, T-19-S, R-1-W; thence easterly along the south line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 888 feet, more or less, to a point that is southwesterly of and at right angles to the centerline of Project No. F-214(19) at Station 383+70 and the point of beginning of the property herein to be conveyed; thence northwesterly along a straight line, a distance of 98 feet, more or less, to a point that is 190 feet southwesterly of and at right angles to the centerline of said project at Station 383+70; thence S 31° 33' 44" E, parallel to the centerline of said project, a distance of 55 feet, more or less, to the south line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, the south property line; thence westerly along said south property line, a distance of 110 feet, more or less, to the point of beginning.

BOOK 293 PAGE 183



19751219000071820 4/6 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

Said strip of land lying in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20,
T-19-S, R-1-W and containing 0.09 acres, more or less.



19751219000071820 5/6 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

BOOK 293 PAGE 184

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 19th day of Dec, 19 75.

J. H. Pearce

Jessie A. Pearce

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF XXXXXXXXXX)
SHELBY

I, Ralph E. Coleman, a Notary Public, in and for said Pearce County in said State, hereby certify that F. H. Pearce and wife, Dorothy, 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 11 day of Dec 19 75.
Ralph E. Coleman
NOTARY PUBLIC

My Commission Expires July 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____.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1975 DEC 19 AM 9:30
EXEMPT
INSTRUMENT WAS FILED



19751219000071820 6/6 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

Official Title _____

Ralph Coleman
2121 Bldg
Bham

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.
9.00
1.00
10.00