Form ROW-4

1553

THIS INSTRUMENT PREPARED BY

STATE OF ALABAMA HIGHWAY

DEPARTMENT, BUREAU OF RIGHT

OF WAY, MONTGOMERY, ALABAMA 36104

STATE OF ALABAMA

COUNTY OF SHELBY

TRACT NO. 36-A

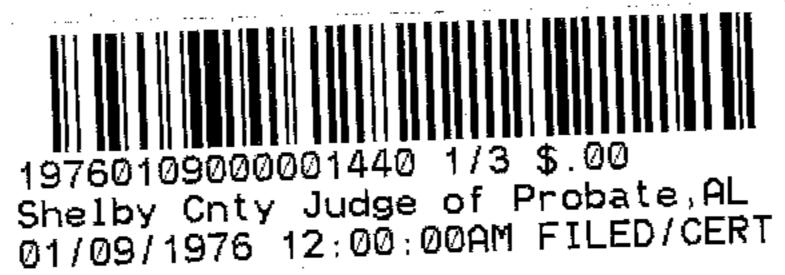
FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$2.645.00 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), Harry W. Pearce and wife, Louise M. Pearce, have (has) Frank T. Pearce and wife, Shirley Pearce 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:

Commencing at the southeast corner of the SW4 of NE4, Section 20, T-19-S, R-1-W; thence northerly along the east line of said SW% of NE%, a distance of 742 feet, more or less, to a point that is 190 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 N 31° 33' 44" W, parallel to the centerline of said project, a distance of 672 feet, more or less, to the north line of said SW4 of NE4, the north property line; thence easterly along said north property line (crossing the centerline of said project at Station 385+42.47) a distance of 350 feet, more or less, to the east line of said SW4 of NE4, the east property line; thence southerly along said east property line (crossing the centerline of said project at approximate Station 387+84) a distance of 583 feet, more or less, to the point of beginning.

Said strip of land lying in the SW½ of NE½, Section 20, T-19-S, R-1-W and containing 2.35 acres, more or less.

Also an easement to a strip of land necessary for construction and maintenance of a drainage ditch and being more fully described as follows: Commencing at the southeast corner of the SW% of NE%, Section 20, T-19-S, R-1-W; thence northerly along the east line of said SW4 of NE4, a distance of 742 feet, more or less, to a point that is 190 feet southwesterly of and at right angles to the centerline of Project No. F-214(19); thence N 31° 33' 44" W, parallel to the centerline of said project, a distance of 533 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 385+70 and the point of beginning of the property herein to be conveyed; thence continuing N 31° 33' 44" W, parallel to the centerline of said project, a distance of 142 feet, more or less, to the north line of said SW4 of NE4, the north property line; thence westerly along said north property line, a



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distance of 110 feet, more or less, to a point that is south-westerly of and at right angles to the centerline of said project at Station 383+70; thence southwesterly along a straight line, a distance of 60 feet, more or less, to a point on the present northeast right-of-way line of U.S. Highway No. 280 that is southwesterly of and at right angles to the centerline of said project at Station 383+70; thence southeasterly along said present northeast right-of-way line, a distance of 203 feet, more or less, to a point that is southwesterly of and at right angles to the centerline of said project at Station 385+70; thence northwesterly along a straight line, a distance of 135 feet, more or less, to the point of beginning.

Said strip of land lying in the SW% of NE%, Section 20,000 T-19-S, R-1-W and containing 0.59 acres, more or less.

19760109000001440 2/3 \$.00 Shelby Cnty Judge of Probate, AL 01/09/1976 12:00:00AM 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 I, 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 s	set our (my)	hand(s) and
seal(s) this the	7th	day of	January	, 19	76

Jang Jane George Shirley Fearce

Egen Calenay.