

THIS INSTRUMENT PREPARED BY  
C. J. Sheelock III  
 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 SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 20, T-19-S, R-1-W; thence northerly along the east line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 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 SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 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 SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 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 SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 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 $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 20, T-19-S, R-1-W; thence northerly along the east line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , 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 SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , the north property line; thence westerly along said north property line, a



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 $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 20,  
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

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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 7th day of January, 19 76.

Louise M. Pearce  
Frank T. Pearce  
Shirley Pearce



ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, Ralph E. Coleman, a Notary Public, in and for said Louise M.  
County in said State, hereby certify that Harry W. Pearce and wife whose Pearce  
name(s) they have and Frank T. Pearce and wife, signed Shirley  
to the foregoing conveyance, and who are known to me, acknowledged before Pearce  
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 7th day of January 19 76.

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 corpo-  
ration.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_.

Official Title \_\_\_\_\_

19760109000001440 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
01/09/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1976 JAN -9 AM 8:48

Exempt

Consent of Judge

JUDGE OF PROBATE

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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.

550

100

6.50

Ralph Coleman  
2121 Bldg  
Bham