

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

STATE OF ALABAMA) 2150

COUNTY OF SHELBY)

TRACT NO. 46

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
 sum of 45,100.00 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), Mrs. Bertha N. Nivens, 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 northeast corner of the NE $\frac{1}{4}$
 of SE $\frac{1}{4}$, Section 28, T-19-S, R-1-W; thence westerly along the
 north line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 690 feet, more
 or less, to a point on a line which extends from a point that
 is 280 feet northeasterly of and at right angles to the center-
 line of Project No. F-214(19) at Station 474+50 to a point
 that is 150 feet northeasterly of and at right angles to the
 centerline of said project at Station 477+17.49 and the point
 of beginning of the property herein to be conveyed; thence
 southeasterly along said line, a distance of 213 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
 477+17.49; thence southeasterly along a straight line, a dis-
 tance of 739 feet, more or less, to a point that is 180 feet
 northeasterly of and at right angles to the centerline of
 said project at Station 485+00; thence southeasterly along a
 curve to the left (concave northeasterly) having a radius of
 2684.79 feet, parallel to the centerline of said project, a
 distance of 715 feet, more or less, to a point that is 180
 feet northeasterly of and at right angles to the centerline
 of said project at Station 492+65; thence northeasterly along
 a straight line, a distance of 248 feet, more or less, to a
 point that is 310 feet northeasterly of and at right angles
 to the centerline of said project at Station 494+95; thence
 northeasterly along a straight line, a distance of 194 feet,
 more or less, to a point that is 100 feet northwesterly of
 and at right angles to the centerline of U.S. Highway No.
 280 at Station 1042+50; thence easterly along a straight line,
 a distance of 162 feet, more or less, to a point on the pre-
 sent northwest right-of-way line of U.S. Highway No. 280 that
 is northwesterly of and at right angles to the centerline of
 said highway at Station 1041+00; thence southwesterly along
 said present northwest right-of-way line (crossing the center-
 line of said project at approximate Station 491+70) a dis-
 tance of 1205 feet, more or less, to a point that is north-
 westerly of and at right angles to the centerline of said

BOOK 296 PAGE 801



19760204000007120 1/4 \$.00
 Shelby Cnty Judge of Probate, AL
 02/04/1976 12:00:00AM FILED/CERT

highway at Station 1053+00; thence northwesterly along a straight line, a distance of 148 feet, more or less, to a point that is 200 feet southwesterly of and at right angles to the centerline of said project at Station 487+75; thence northwesterly along a curve to the right (concave north-easterly) having a radius of 3064.79 feet, parallel to the centerline of said project, a distance of 529 feet, more or less, to the present northeast right-of-way line of the Seaboard Coast Line Railroad; thence northwesterly along said present northeast right-of-way line, a distance of 1195 feet, more or less, to the north line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, the north property line; thence easterly along said north property line (crossing the centerline of said project at approximate Station 472+70) a distance of 559 feet, more or less, to the point of beginning.

Said strip of land lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 27, T-19-S, R-1-W and containing 16.29 acres, more or less.

PARCEL NO. 2: Commencing at the southeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 27, T-19-S, R-1-W; thence northerly along the east line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 110 feet, more or less, to a point on a line which extends from a point that is 150 feet southeasterly of and at right angles to the centerline of Project No. F-214(19) at Station 502+17.70 "Back" which equals Station 504+04.45 "Ahead" to a point that is 190 feet southerly of and at right angles to the centerline of said project at Station 498+00 and the point of beginning of the property herein to be conveyed; thence southwesterly along said line, a distance of 99 feet, more or less, to a point that is 190 feet southerly of and at right angles to the centerline of said project at Station 498+00; thence westerly along a straight line, a distance of 158 feet, more or less, to a point that is 180 feet southerly of and at right angles to the centerline of said project at Station 496+50; thence southwesterly along a straight line, a distance of 279 feet, more or less, to a point that is 365 feet southerly of and at right angles to the centerline of said project at Station 494+55; thence northwesterly along a straight line, a distance of 302 feet, more or less, to a point that is 375 feet southwesterly of and at right angles to the centerline of said project at Station 491+90; thence northwesterly along a straight line, a distance of 306 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 1053+00; thence northeasterly along said present southeast right-of-way line (crossing the centerline of said project at approximate Station 492+97) a distance of 770 feet, more or less, to the east property line; thence southerly along said east property line (crossing the centerline of said project at approximate Station 495+10) a distance of 210 feet, more or less, to the northwest property line; thence north-easterly along said northwest property line, a distance of 422 feet, more or less, to the east line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, the easternmost property line; thence southerly along said easternmost property line (crossing the centerline of said project at approximate Station 489+97) a distance of 293 feet, more or less, to the point of beginning.

BOOK 296 PAGE 302

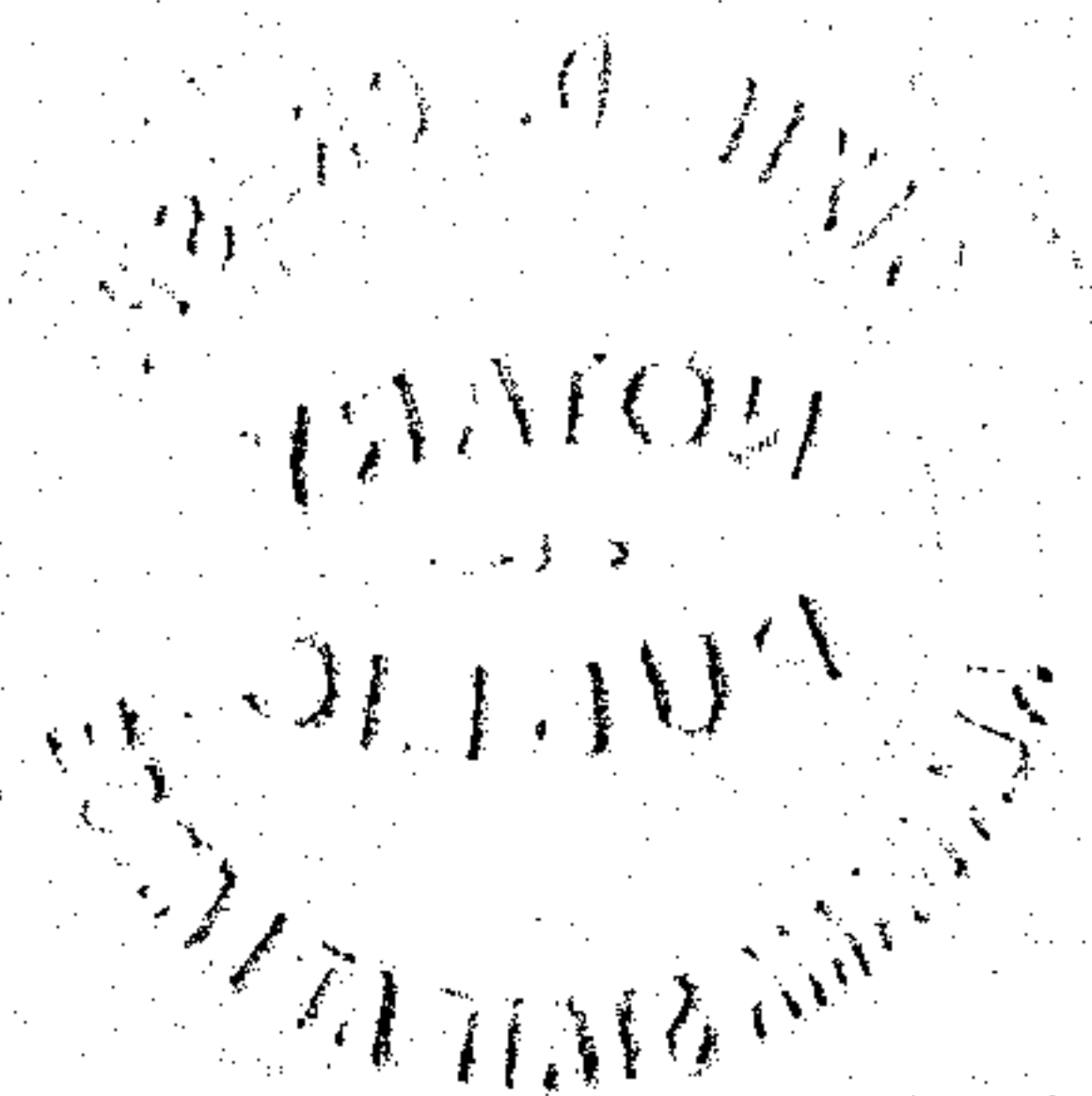


19760204000007120 2/4 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1976 12:00:00AM FILED/CERT

Said strip of land lying in the W $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 27,
T-19-S, R-1-W and containing 6.27 acres, more or less.



19760204000007120 3/4 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1976 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 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, 1976.

Bertha N. News

C. W. News

Trust No. 66

Shelby Co., Ala.

BOOK 296 PAGE 803

FILED 005

ACKNOWLEDGMENT

COUNTY OF JEFFERSON)

Given under my hand and official seal this 7th day of January 1976.

My Commission Expires 10-5-77

_____ County

Given under my hand this _____ day of _____, A. D. 19____.

19760204000007120 4/4 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1976 12:00:00AM FILED/CERT

County, Alabama.

State of Ala
Jm Mc Lemore
PO Box 2745
Bham 35207

BOOK 296 PAGE 804

EXEMPT
Comptrolleur
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB -4 AM 10:16