

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 44

FEE SIMPLE  
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of 7,000.00 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), John C. Fay, Jr. and wife Mary L. Fay, 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 21, 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 1175 feet, more or less, to a point that is 240 feet northeasterly 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 southeasterly along a curve to the left (concave northeasterly) having a radius of 5489.58 feet, parallel to the centerline of said project, a distance of 305 feet, more or less, to a point that is 240 feet northeasterly of and at right angles to the centerline of said project at Station 435+72.25; thence northeasterly along a straight line, a distance of 140 feet, more or less, to a point on the present northwest right-of-way line of Shelby County Road No. 43 that is northwesterly of and at right angles to the centerline of said road at Station 16+50; thence southwesterly along said present northwest right-of-way line, a distance of 38 feet, more or less, to the south line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , the south property line; thence westerly along said south property line, a distance of 352 feet, more or less, to the west line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , the west property line; thence northerly along said west property line, a distance of 212 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 21, T-19-S, R-1-W and containing 0.63 acres, more or less.

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 Shelby Cnty Judge of Probate, AL  
 02/04/1976 12:00:00AM FILED/CERT

BOOK 296 PAGE 794



PARCEL NO. 3: Commencing at the southeast corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 21, T-19-S, R-1-W; thence westerly along the south line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , a distance of 528 feet, more or less, to a point on a line which extends from a point that is 140 feet southeasterly of and at right angles to the centerline of the relocation of Shelby County Road No. 43 at Station 17+00 to a point that is 70 feet southeasterly of and at right angles to the centerline of said relocation at Station 11+17.35 and the point of beginning of the property herein to be conveyed; thence northeasterly along said line, a distance of 293 feet, more or less, to said point that is 70 feet southeasterly of and at right angles to the centerline of said relocation at Station 11+17.35; thence northeasterly along a curve to the right (concave southeasterly) having a radius of 1362.39 feet, parallel to the centerline of said relocation, a distance of 491 feet, more or less, to a point that is 70 feet southeasterly of and at right angles to the centerline of said relocation at Station 6+00; thence turn an angle of 90° 00' to the left and run a distance of 30 feet, more or less, to the present southeast right-of-way line of said County Road No. 43; thence southwesterly along said present southeast right-of-way line (crossing the centerline of said relocation at approximate Station 8+70) a distance of 968 feet, more or less, to the south line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , the south property line; thence easterly along said south property line (crossing the centerline of said relocation at approximate Station 14+42) a distance of 358 feet, more or less, to the point of beginning.



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Shelby Cnty Judge of Probate, AL  
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BOOK 296 PAGE 795



Said strip of land lying in the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 21,  
T-19-S, R-1-W and containing 2.69 acres, more or less.



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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 6th day of January, 1976.

John C. Fay, Jr.  
Mary K. Fay

BOOK 206 PAGE 796

BOOK 206 PAGE 796

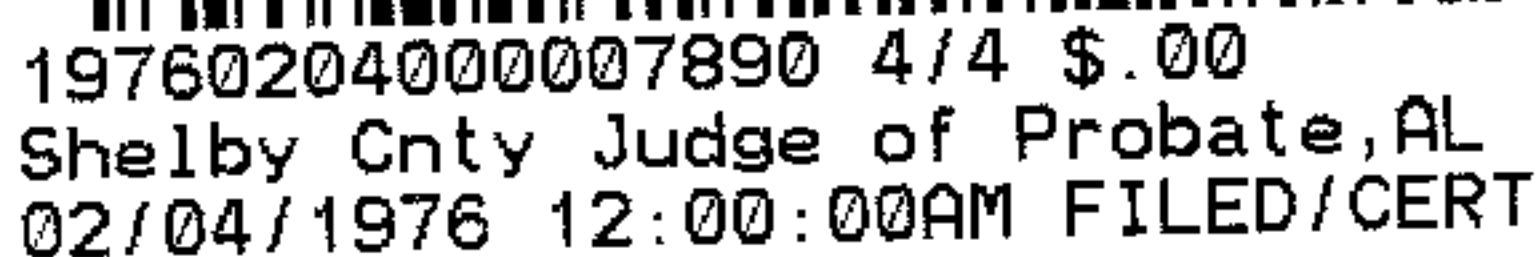


**T**

COUNTY OF JEFFERSON )

Given under my hand and official seal this 6th day of January 19 76.

My Commission Expires \_\_\_\_\_



STATE OF ALA. SHELLEY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 FEB -4 PM 10:15  
EXEMP  
Carmel J. Davidson  
JUDGE OF PROBATE

County

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

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



STATE OF ALABAMA

# WARRANTY DEED

STATE OF ALABAMA

County of San Diego

# 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

600 County, Alabama.

001

7.00

BOOK 296 PAGE 797

State of Ala  
Jin McLenore  
PO 2745  
Bham 35202