

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 45

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$83,050.00 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), Joe E. Raines, 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 Section 28, T-19-S, R-1-W; thence easterly along the north line of said Section 28, a distance of 865 feet, more or less, to a point that is 240 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 the north line of said Section 28, the north property line (crossing the centerline of said project at approximate Station 433+07) a distance of 812 feet, more or less, to the present northwest right-of-way line of Shelby County Road No. 43; thence southwesterly along said present northwest right-of-way line (crossing the centerline of said project at approximate Station 437+35) a distance of 650 feet, more or less, to a point that is 320 feet southwesterly of and at right angles to the centerline of said project; thence N 50° 20' 14" W, parallel to the centerline of said project, a distance of 271 feet, more or less, to a point that is 320 feet southwesterly of and at right angles to the centerline of said project at Station 435+72.25; thence northwesterly along a straight line, a distance of 292 feet, more or less, to a point that is 240 feet southwesterly of and at right angles to the centerline of said project at Station 433+00; thence northwesterly along a curve to the right (concave northeasterly) having a radius of 5969.58 feet, parallel to the centerline of said project, a distance of 242 feet, more or less, to the point of beginning.

Said strip of land lying in the N $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-W and containing 5.57 acres, more or less.

19760427000037920 1/6 \$.00
Shelby Cnty Judge of Probate, AL
04/27/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 357

PARCEL NO. 2: Commencing at the northwest corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-W; thence easterly along the north line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 1130 feet, more or less, to the present northwest right-of-way line of Shelby County Road No. 43; thence southwesterly along said present northwest right-of-way line, a distance of 232 feet, more or less, to a point that is northwesterly of and at right angles to the centerline of the relocation of said road at Station 33+00 and the point of beginning of the property herein to be conveyed; thence continuing southwesterly along said present northwest right-of-way line, a distance of 399 feet, more or less, to a point that is northwesterly of and at right angles to the centerline of said road at Station 37+00; thence northwesterly along a straight line, a distance of 30 feet, more or less, to a point that is 70 feet northwesterly of and at right angles to the centerline of said relocation at Station 37+00; thence northeasterly along a straight line, a distance of 400 feet, more or less, to the point of beginning.

Said strip of land lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-W and containing 0.18 acres, more or less.

PARCEL NO. 3: Commencing at the northeast corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-W; thence westerly along the north line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 528 feet, more or less, to a point on a line which extends from a point that is 70 feet southeasterly of and at right angles to the centerline of the relocation of Shelby County Road No. 43 at Station 11+17.35 to a point that is 140 feet southeasterly of and at right angles to the centerline of said relocation at Station 17+00 and the point of beginning of the property herein to be conveyed; thence southwesterly along said line, a distance of 296 feet, more or less, to said point that is 140 feet southeasterly of and at right angles to the centerline of said relocation at Station 17+00; thence southeasterly along a straight line, a distance of 560 feet, more or less, to a point that is 180 feet northeasterly of and at right angles to the centerline of Project No. F-214(19) at Station 447+00; thence southeasterly along a straight line, a distance of 302 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 450+00; thence southeasterly along a straight line, a distance of 781 feet, more or less, to a point that is 210 feet northeasterly of and at right angles to the centerline of said project at Station 457+80; thence S 50° 20' 14" E, parallel to the centerline of said project, a distance of 120 feet; thence southeasterly along a straight line, a distance of 102 feet, more or less, to a point that is 200 feet northeasterly of and at right angles to the centerline of said project at Station 460+00; thence S 50° 20' 14" E, parallel to the centerline of said project, a distance of 1000 feet; thence southeasterly along a straight line, a distance of 265 feet, more or less, to a point that is 280 feet northeasterly of and at right angles to the centerline of said project at Station 472+50; thence S 50° 20' 14" E, parallel to the centerline of said project, a distance of 200 feet; thence southeasterly along a straight line (which if extended would intersect a point that is 150 feet northeasterly of and at right angles to the centerline of said project at Station 477+17.49) a distance of 80 feet, more or less, to the south line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, said Section 28,

BOOK 208
PAGE 358



19760427000037920 2/6 \$.00
Shelby Cnty Judge of Probate, AL
04/27/1976 12:00:00AM FILED/CERT

the south property line; thence westerly along said south property line (crossing the centerline of said project at approximate Station 472+70) a distance of 559 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 693 feet, more or less, to a point that is 230 feet southwesterly of and at right angles to the centerline of said project; thence N 50° 20' 14" W, parallel to the centerline of said project, a distance of 423 feet, more or less, to a point that is 230 feet southwesterly of and at right angles to the centerline of said project at Station 460+18; thence northwesterly along a straight line, a distance of 820 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 452+00; thence N 50° 20' 14" W, parallel to the centerline of said project, a distance of 300 feet; thence northwesterly along a straight line, a distance of 623 feet, more or less, to a point that is 215 feet southeasterly of and at right angles to the centerline of the relocation of Shelby County Road No. 43 at Station 25+00; thence westerly along a straight line, a distance of 140 feet, more or less, to a point that is 115 feet southeasterly of and at right angles to the centerline of said relocation at Station 26+00; thence southwesterly along a straight line, a distance of 602 feet, more or less, to a point that is 160 feet southeasterly of and at right angles to the centerline of said relocation at Station 32+00; thence southwesterly along a straight line, a distance of 502 feet, more or less, to a point that is 110 feet southeasterly of and at right angles to the centerline of said relocation at Station 37+00; thence northwesterly along a straight line, a distance of 70 feet, more or less, to a point on the present southeast right-of-way line of Shelby County Road No. 43 that is southeasterly of and at right angles to the centerline of said relocation at Station 37+00; thence northeasterly along said present southeast right-of-way line (crossing the centerline of said relocation at approximate Station 31+30 and the centerline of said project at approximate Station 438+18) a distance of 2150 feet, more or less, to the north line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$, the north property line; thence easterly along said north 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.

Said strip of land lying in the NW $\frac{1}{4}$, the W $\frac{1}{2}$ of NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, T-19-S, R-1-W and containing 43.14 acres, more or less.

DRAINAGE EASEMENT NO. 1: 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 southwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-W; thence easterly along the south line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 1130 feet, more or less, to the present northwest right-of-way line of Shelby County Road No. 43; thence northeasterly along said present northwest right-of-way line, a distance of 175 feet, more or less, to a point that is northwesterly of and at right angles to the centerline of said county road at Station 29+58 and the point of beginning of the property herein to be conveyed; thence northwesterly along a straight line, a distance of 213 feet, more or less, to a point that is 338 feet northwesterly of and at right angles to the

BOOK 238 PAGE 359

centerline of the relocation of said county road at Station 29+58; thence northerly along a straight line, a distance of 443 feet, more or less, to a point that is 635 feet southwesterly of and at right angles to the centerline of Project No. F-214(19) at Station 435+72.25; thence northeasterly along a straight line, a distance of 315 feet to a point that is 320 feet southwesterly of and at right angles to the centerline of said project at Station 435+72.25; thence S 50° 20' 14" E, parallel to the centerline of said project, a distance of 271 feet, more or less, to the present northwest right-of-way line of said county road; thence southwesterly along said present northwest right-of-way line, a distance of 625 feet, more or less, to the point of beginning.

Said strip of land lying in the N $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 28, T-19-S, R-1-W and containing 4.35 acres, more or less.

DRAINAGE EASEMENT NO. 2: 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 SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, T-19-S, R-1-W; thence southerly along the east line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 780 feet, more or less, to a point that is 200 feet northeasterly of and at right angles to the centerline of Project No. F-214(19); thence N 50° 20' 14" W, parallel to the centerline of said project, a distance of 730 feet, more or less, to a point that is 200 feet northeasterly of and at right angles to the centerline of said project at Station 460+00; thence northwesterly along a straight line, a distance of 102 feet, more or less, to a point that is 210 feet northeasterly of and at right angles to the centerline of said project at Station 459+00 and the point of beginning of the property herein to be conveyed; thence N 50° 20' 14" W, parallel to the centerline of said project, a distance of 120 feet; thence northeasterly along a straight line, a distance of 80 feet, more or less, to a point that is 280 feet northeasterly of and at right angles to the centerline of said project at Station 457+45; thence S 50° 20' 14" E, parallel to the centerline of said project, a distance of 120 feet; thence southwesterly along a straight line, a distance of 80 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 28, T-19-S, R-1-W and containing 0.19 acres, more or less.

DRAINAGE EASEMENT NO. 3: 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 SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, T-19-S, R-1-W; thence northerly along the west line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 1237 feet, more or less, to a point on a line which extends from a point that is 150 feet southwesterly of and at right angles to the centerline of Project No. F-214(19) at Station 452+00 to a point that is 230 feet southwesterly of and at right angles to the centerline of said project at Station 460+18; thence southeasterly along said line, a distance of 681 feet, more or less, to said point that is 230 feet southwesterly of and at right angles to the centerline of said project at Station 460+18 and the point of beginning of the property herein to be conveyed; thence S 50° 20' 14" E, parallel to the centerline of said project, a distance of 150 feet; thence southwesterly along a straight line, a distance of 80

feet, more or less, to a point that is 300 feet southwest of and at right angles to the centerline of said project at Station 462+08; thence N 50° 20' 14" W, parallel to the centerline of said project, a distance of 150 feet; thence north-easterly along a straight line, a distance of 80 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 28, T-19-S, R-1-W and containing 0.24 acres, more or less.



19760427000037920 5/6 \$.00
Shelby Cnty Judge of Probate, AL
04/27/1976 12:00:00AM FILED/CERT

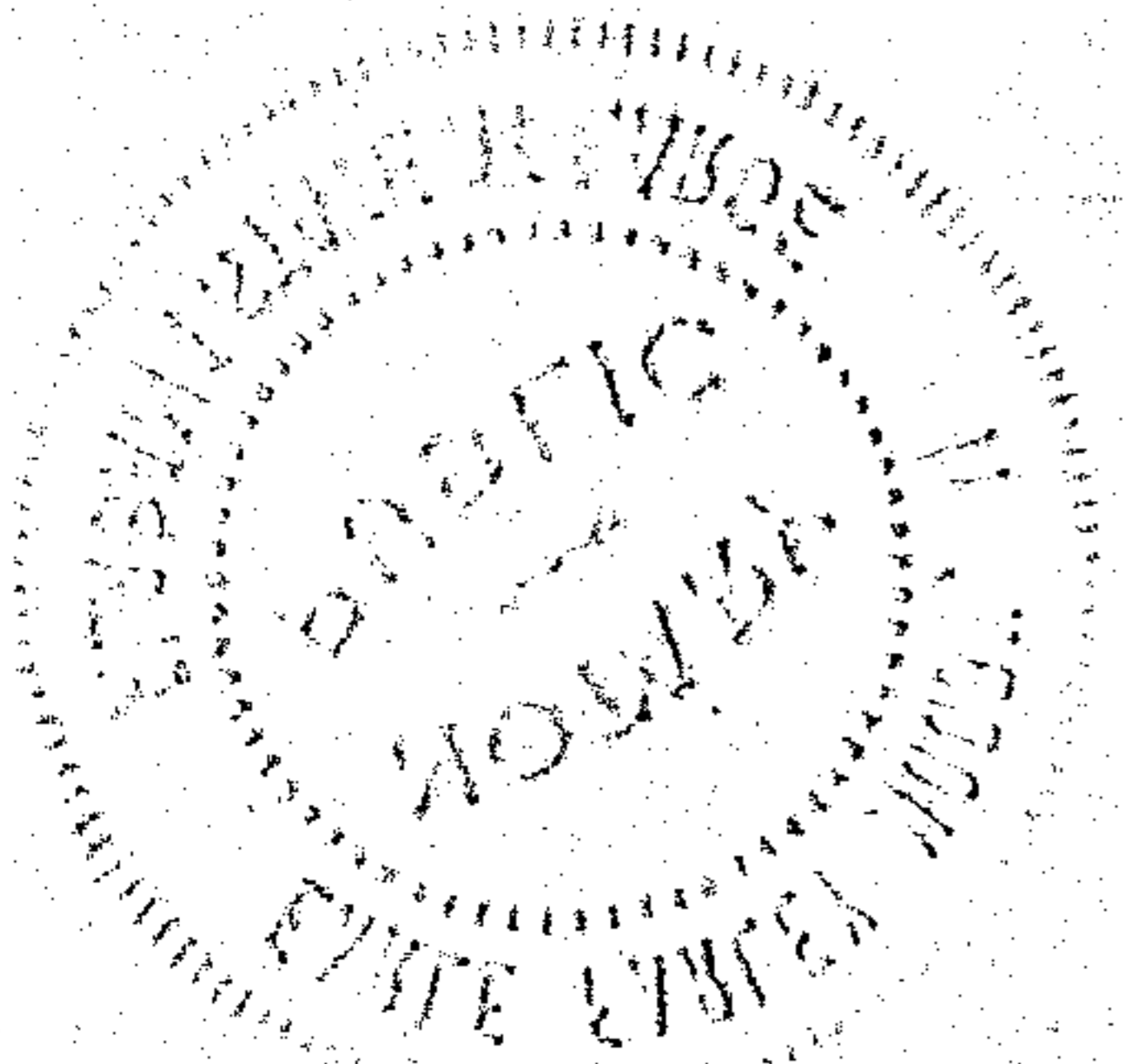
To Have and To Hold, unto the State of Alabama, its successors and assigns in fee simple forever.

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 2 day of Mar, 19 76.

Joe E. Raines
By -
Quinn H. Raines



BOOK 238 PAGE 301

County, Alabama.