

8684

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 29, REV. 4

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$50,000.00 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), G. P. Dennis and wife, Luevenue Dennis, 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. I-65-2(37) as recorded in the Office of the Judge of Probate of Shelby County, Alabama:

PARCEL NO. 1: Commencing at the northwest corner of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 7, T-20-S, R-2-W; thence southerly along the west line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , the west property line, a distance of 180 feet, more or less, to a point that is 160 feet westerly of and at right angles to the centerline of the left lane of Project No. I-65-2(37) and the point of beginning of the property herein to be conveyed; thence northerly along a curve to the left (concave westerly) having a radius of 3659.72 feet, parallel to the centerline of said left lane, a distance of 385 feet, more or less, to a point that is 160 feet westerly of and at right angles to the centerline of said left lane at Station 179+00; thence northwesterly along a straight line, a distance of 193 feet, more or less, to a point that is 175 feet westerly of and at right angles to the centerline of said left lane at Station 181+00; thence northeasterly along a straight line, a distance of 108 feet, more or less, to a point that is 125 feet westerly of and at right angles to the centerline of said left lane at Station 182+00; thence northerly along a curve to the left (concave westerly) having a radius of 3694.72 feet, parallel to the centerline of said left lane, a distance of 188 feet, more or less, to the north property line; thence easterly along said north property line (crossing the centerline of said left lane at Station 183+78 and the centerline of the right lane of said project at approximate Station 183+32) a distance of 423 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said right lane; thence southeasterly along a curve to the right (concave southwesterly) having a radius of 3969.72 feet, parallel to the centerline of said right lane, a distance of 18 feet, more or less, to a point that is 150 feet northeasterly of and at right angles to the centerline of said right lane at Station 183+00; thence southeasterly along a straight line, a distance of 217 feet, more or less, to a point that is 210 feet easterly of and at right angles to the centerline of said right lane at

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Station 181+00; thence southerly along a curve to the right (concave westerly) having a radius of 4029.72 feet, parallel to the centerline of said right lane, a distance of 841 feet, more or less, to a point that is 210 feet easterly of and at right angles to the centerline of said right lane at Station 173+00; thence southwesterly along a straight line, a distance of 121 feet, more or less, to a point that is 150 feet easterly of and at right angles to the centerline of said right lane at Station 172+00; thence southerly along a curve to the right (concave westerly) having a radius of 3969.72 feet, parallel to the centerline of said right lane, a distance of 232 feet, more or less, to the southwest property line; thence northwesterly along said southwest property line (crossing the centerline of the right lane of said project at approximate Station 169+68 and the left lane of said project at approximate Station 170+43) a distance of 342 feet, more or less, to the west line of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , said Section 7, the west property line; thence northerly along said west property line, a distance of 462 feet, more or less, to the point of beginning.

Said strip of land lying in the W $\frac{1}{2}$  of NE $\frac{1}{4}$ , Section 7, T-20-S, R-2-W and containing 14.54 acres, more or less.

As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. I-65-2(37), County of Shelby, and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

PARCEL NO. 2: Commencing at the northwest corner of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 7, T-20-S, R-2-W; thence southerly along the west line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , a distance of 932 feet, more or less, to the present northeast right-of-way line of Shelby County Road No. 33; thence southeasterly along said present northeast right-of-way line, a distance of 630 feet, more or less, to the northwest line of the property herein to be conveyed and the point of beginning; thence northeasterly along the northwest property line, a distance of 44 feet, more or less, to a point on a line which extends from a point that is 70 feet northwesterly of and at right angles to the centerline of the relocation of Shelby County Road No. 33 at Station 35+00 to a point on the present northwest right-of-way line of Shelby County Road No. 33 that is northwesterly of and at right angles to the centerline of said relocation at Station 39+00; thence northeasterly along said line, a distance of 356 feet, more or less, to said point on the present northwest right-of-way line of said County Road No. 33 that is northwesterly of and at right angles to the centerline of said relocation at Station 39+00; thence southwesterly along said present northwest right-of-way line, a distance of 378 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 7, T-20-S, R-2-W and containing 0.25 acres, more or less.



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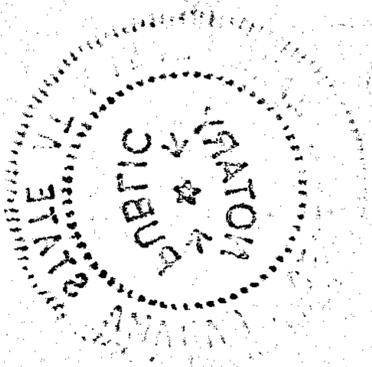
Also a Temporary Drainage Easement to a strip of land and being more fully described as follows: Beginning at a point that is 90 feet northwesterly of and at right angles to the centerline of the relocation of Shelby County Road No. 33 at Station 39+00; thence southeasterly along a straight line a distance of 55 feet, more or less, to a point on the present northwest right of way line of Shelby County Road No. 33 that is northwesterly of and at right angles to the centerline of the relocation of said road at Station 39+00; thence southwesterly along a straight line (which if extended would intersect a point that is 70 feet northwesterly of and at right angles to the centerline of said relocation at Station 35+00) a distance of 356 feet, more or less, to the northwest property line; thence northeasterly along said northwest property line, a distance of 58 feet, more or less, to a point on a line which extends from a point that is 120 feet northwesterly of and at right angles to the centerline of said relocation at Station 35+00 to a point that is 90 feet northwesterly of and at right angles to the centerline of said relocation at Station 39+00; thence northeasterly along said line, a distance of 325 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 7, T-20-S, R-2-W and containing 0.39 acres, more or less.

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It is expressly understood that all rights, title and interest to the above described easement shall revert to the grantor upon completion of said project.



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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 20th day of Sept., 1976.

G P Dennis

Lucienne Dennis

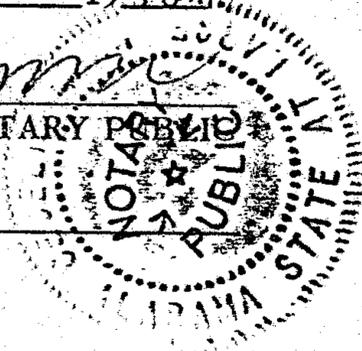
ACKNOWLEDGMENT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that G. P. Dennis and wife, Luevenue Dennis name(s) they have signed to the foregoing conveyance, and who are known to me, acknowledged before 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 20th day of September 1976

*Celia Morris*  
NOTARY PUBLIC  
My Commission Expires 1977



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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 corporation.

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

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

1976 SEP 21 AM 10:20  
EXEMPT  
Cynthia J. Fountain  
JUDGE OF PROBATE

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

*Ralph Coleman*  
*2121 Brady*  
*Blvd 35283*

to  
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  
7.50  
0.01  
8.50  
County, Alabama.