



19761105000107370 1/7 \$.00
Shelby Cnty Judge of Probate, AL
11/05/1976 01:00:00 AM FILED/CERT

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

STATE OF ALABAMA) 1091

COUNTY OF SHELBY)

TRACT NO. 38, REV.

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
sum of \$200,105.00 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-
Nell Dexter Waite and husband Robert S. Waite; Robert S. Waite
or(s), and Frank W. Hardie, as Trustees under the *, 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 southeast corner of Section
31, T-19-S, R-2-W; thence westerly along the south line of
said Section 31 a distance of 97 feet, more or less, to a
point that is 200 feet southeasterly of and at right angles
to the centerline of the right lane of Project No. I-65-2(37)
and the point of beginning of the property herein to be con-
veyed; thence continuing westerly along the south line of
said Section 31 (crossing the centerline of the right lane of
said project at approximate Station 248+25 and the left lane
of said project at approximate Station 249+15) a distance of
453 feet, more or less, to the present northeast edge of Oak
Mountain Park Road; thence northwesterly along the present
northeast edge of said road, a distance of 432 feet, more or
less, to a point on a line which extends from a point that is
510 feet northwesterly of and at right angles to the centerline
of said left lane at Station 250+70 to a point that is 490
feet northwesterly of and at right angles to the centerline
of said left lane at Station 251+50; thence northeasterly along
said line, a distance of 28 feet, more or less, to said point
that is 490 feet northwesterly of and at right angles to the
centerline of said left lane at Station 251+50; thence south-
easterly along a straight line, a distance of 170 feet, more
or less, to a point that is 320 feet northwesterly of and at
right angles to the centerline of said project at Station
251+50; thence northeasterly along a straight line, a distance
of 138 feet, more or less, to a point that is 220 feet north-
westerly of and at right angles to the centerline of said left
lane at Station 252+50; thence northeasterly along a curve to the
left (concave northwesterly) having a radius of 3599.72 feet,
parallel to the centerline of said left lane, a distance of
421 feet, more or less, to a point that is 220 feet westerly of
and at right angles to the centerline of said left lane at
Station 257+00; thence northwesterly along a straight line, a
distance of 100 feet, more or less, to a point that is 240 feet
southwesterly of and at right angles to the centerline of said
left lane at Station 258+00; thence northwesterly along a curve
to the left (concave southwesterly) having a radius of 3579.72
feet, parallel to the centerline of said left lane, a distance
of 209 feet, more or less, to a point that is 240 feet south-
westerly of and at right angles to the centerline of said left
lane at Station 260+17.9; thence northwesterly along a straight

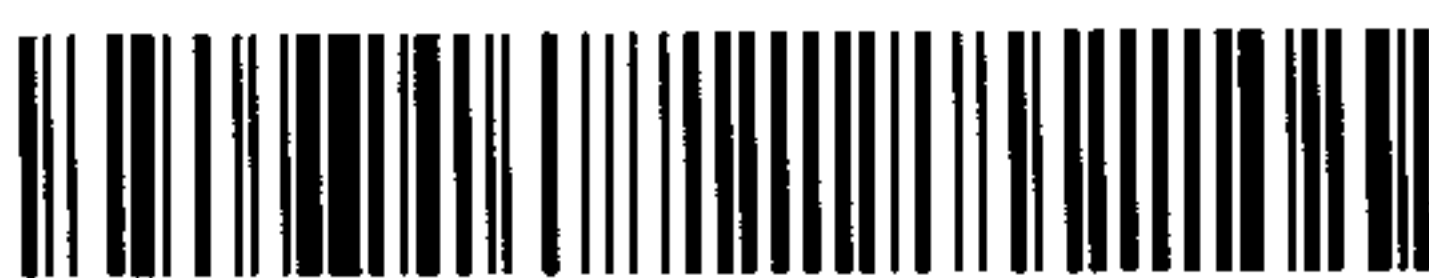
* Nell D. Waite Trust Instrument; W. Berry Dumas; Nell Waite
Dumas, Mary H. Waite;

line, a distance of 268 feet, more or less, to a point that is 310 feet southwesterly of and at right angles to the centerline of Project No. I-65-2(37) at Station 262+00; thence northwesterly along a straight line, a distance of 230 feet, more or less, to a point that is 420 feet southwesterly of and at right angles to the centerline of said project at Station 264+00; thence northwesterly along a straight line, a distance of 200 feet, more or less, to a point that is 550 feet southwesterly of and at right angles to the centerline of said project at Station 265+50; thence northwesterly along a straight line, a distance of 148 feet, more or less, to a point that is 125 feet southeasterly of and at right angles to the centerline of Alabama Highway No. 119 at Station 42+00; thence southwesterly, parallel to the centerline of said highway, a distance of 400 feet; thence southwesterly along a straight line, a distance of 102 feet, more or less, to a point that is 100 feet southeasterly of and at right angles to the centerline of said highway at Station 37+00; thence southwesterly, parallel to the centerline of said highway, a distance of 300 feet, more or less, to the southwest property line; thence northwesterly along said southwest property line, a distance of 60 feet, more or less, to the present southeast right-of-way line of Alabama Highway No. 119; thence northeasterly along said present southeast right-of-way line, a distance of 1170 feet, more or less, to the northeast property line; thence southeasterly along said northeast property line (crossing the centerline of said project at approximate Station 264+40) a distance of 968 feet, more or less, to a point on a line which extends from a point that is 270 feet northeasterly of and at right angles to the centerline of said project at Station 263+90 to a point that is 200 feet northeasterly of and at right angles to the centerline of the right lane of said project at Station 258+60.3; thence southeasterly along said line, a distance of 289 feet, more or less, to said point that is 200 feet northeasterly of and at right angles to the centerline of said right lane at Station 258+60.3; thence southerly along a curve to the right (concave westerly) having a radius of 4019.72 feet, parallel to the centerline of said right lane, a distance of 1060 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, and the N $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 31, T-19-S, R-2-W and containing 24.69 acres, more or less.

This conveyance is made for the purpose of a controlled access facility and adjacent service road or roads and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights appurtenant to grantor's remaining property in and to said controlled access facility, provided however, that there is hereby reserved the right of ingress to and egress from such remaining property to and from said service road or roads which will be accessible to the controlled access facility only at such points as may be established by public authority.

PARCEL NO. 2: Commencing at the southwest corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 31- T-19-S, R-2-W; thence easterly along the south line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 775 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line, which extends from a point that is 310 feet northwesterly of and at right angles to the centerline of the left lane of Project No. I-65-2(37) at Station 239+00 to a point that is 230 feet northwesterly of and at right angles to the centerline of said left lane at Station 249+00; thence northeasterly along said line, a distance of 32 feet, more or less, to said point that is 230 feet northwesterly of and at right angles to the centerline of said left lane at Station 249+00; thence northwesterly along a straight line, a distance of 122 feet, more or less, to a point that is 310 feet northwesterly of and at right angles to the centerline of said left lane at Station 250+00; thence northwesterly along a straight



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line, a distance of 213 feet, more or less, to a point that is 510 feet northwesterly of and at right angles to the centerline of said left lane at Station 250+70; thence northeasterly along a straight line (which if extended would intersect a point that is 490 feet northwesterly of and at right angles to the centerline of said left lane at Station 251+50) a distance of 26 feet, more or less, to the present southwest edge of Oak Mountain Park Road; thence southeasterly along the present southwest edge of said road, a distance of 414 feet, more or less, to the south line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$, the south property line; thence westerly along said south property line, a distance of 75 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 31, T-19-S, R-2-W and containing 0.34 acres, more or less.

EASEMENT NO. 1: Also an easement to a strip of land necessary for the construction and maintenance of a channel change and being more fully described as follows: Commencing at the northwest corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 31, T-19-S, R-2-W; thence easterly along the north line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 785 feet, more or less, to a point on a line which extends from a point that is 310 feet southwesterly of and at right angles to the centerline of Project No. I-65-2(37) at Station 262+00 to a point that is 240 feet southwesterly of and at right angles to the centerline of the left lane of said project at Station 260+17.9; thence southeasterly along said line (which if extended would intersect said point that is 240 feet southwesterly of and at right angles to the centerline of said left lane at Station 260+17.9) a distance of 145 feet, more or less, to a point that is southwesterly of and at right angles to the centerline of said project at Station 260+25 and the point of beginning of the property herein to be conveyed; thence continuing southeasterly along said line, a distance of 87 feet, more or less, to said point that is 240 feet southwesterly of and at right angles to the centerline of said left lane at Station 260+17.9; thence southerly along a curve to the right (concave westerly) having a radius of 3579.72 feet, parallel to the centerline of said left lane, a distance of 70 feet, more or less, to a point that is 240 feet westerly of and at right angles to the centerline of said project at Station 259+50; thence southwesterly along a straight line, a distance of 200 feet, more or less, to a point that is 432 feet southwesterly of and at right angles to the centerline of said left lane at Station 259+00; thence northwesterly along a straight line, a distance of 159 feet, more or less, to a point that is 495 feet southwesterly of and at right angles to the centerline of said project at Station 259+85; thence northeasterly along a straight line, a distance of 210 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 31, T-19-S, R-2-W and containing 0.73 acres, more or less.

EASEMENT NO. 2: Also an easement to a strip of land necessary for the construction and maintenance of a channel change and being more fully described as follows: Commencing at the southeast corner of Section 31, T-19-S, R-2-W; thence westerly along the south line of said Section 31, a distance of 98 feet, more or less, to a point that is 200 feet southeasterly of and at right angles to the centerline of the right lane of Project No. I-65-2(37); thence northerly along a curve to the left (concave westerly) having a radius of 4019.72 feet, parallel to the centerline of said right lane, a distance of 1060 feet, more or less, to a point that is 200 feet northeasterly of and at right angles to the centerline of said right lane at Station 258+60.3; thence northwesterly along a straight line (which if extended would intersect a point that is 270 feet northeasterly of and at right angles to the

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centerline of said project at Station 263+90) a distance of 141 feet, more or less, to a point that is northeasterly of and at right angles to the centerline of said project at Station 260+00 and the point of beginning of the property herein to be conveyed; thence continuing northwesterly along said line (which if extended would intersect said point that is 270 feet northeasterly of and at right angles to the centerline of said project at Station 263+90, a distance of 145 feet, more or less, to the northeast property line; thence southeasterly along said northeast property line, a distance of 48 feet, more or less, to the north line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, said Section 31; thence easterly along the north line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 28 feet, more or less, to the west line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 32, T-19-S, R-2-W, the west property line; thence northerly along said west property line, a distance of 40 feet, more or less, to the north property line; thence easterly along said north property line, a distance of 185 feet, more or less, to a point on a line which extends from a point that is 445 feet northeasterly of and at right angles to the centerline of said project at Station 262+50 to a point that is 500 feet northeasterly of and at right angles to the centerline of said project at Station 261+12; thence southeasterly along said line, a distance of 40 feet, more or less, to said point that is 500 feet northeasterly of and at right angles to the centerline of said project at Station 261+12; thence southwesterly along a straight line, a distance of 280 feet, more or less, to the point of beginning.



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Said strip of land lying in the E 1/2 of SE 1/4, Section 31, and the W 1/2 of SW1/4, Section 32, T-19-S, R-2-W, and containing 0.42 acres, more or less.



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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 28th day of October, 19 76.

Mary H. Waite

(Mary H. Waite, a single woman)

Frank W. Hardie

FRANK W. HARDIE, As Trustee
Under the Nell D. Waite Trust
Instrument

Nell Dexter Waite Dumas

Nell Dexter Waite Dumas

W. Berry Dumas

W. Berry Dumas

Robert S. Waite

Robert S. Waite, As Trustee
Under the Nell D. Waite Trust Instrument

Nell D. Waite

Nell D. Waite

Robert S. Waite

Robert S. Waite

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ACKNOWLEDGMENT

noted 2, 4/1 52 to 5/1 52 and of said 52 to give 52
STATE OF ALABAMA, 2-01-T), 22, noted 2, 4/1 52 to 5/1 52 and 52, 12
COUNTY OF Houston)

I, the undersigned, a Notary Public, in and for said
County in said State, hereby certify that Frank W. Hardie, As Trustee under the Nell
name(s) he has D. Waite signed Trust
to the foregoing conveyance, and who is known to me, acknowledged before Instru-
me on this day that, being informed of the contents of this conveyance, ment
he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October 1976

Carolyn C. Salveston
NOTARY PUBLIC

My Commission Expires 6-19-1979

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 _____

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11 NOV 1976

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	
County, Alabama.	

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Robert S. Waite, As Trustee Under the Nell D. Waite Trust Instrument, Nell D. Waite and husband, Robert S. Waite, individually; Nell Dexter Waite Dumas, and husband, W. Berry Dumas; and Mary H. Waite, a single woman, whose names 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, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 1976.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 1978

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV -5 AM 11:08
Exempt
Conrad M. Boudin
JUDGE OF PROBATE

13.50
1.00
12.50