

532
RIGHT-OF-WAY DEED FOR PUBLIC ROAD

STATE OF ALABAMA)

SHELBY COUNTY)

TRACT NO. 71, REV.

KNOW ALL MEN BY THESE PRESENTS THAT for and in consid-

eration of the sum of \$34,855.00 Dollars cash in hand paid, receipt whereof
Bernice W. Hightower,
is hereby acknowledged, we (I), the undersigned grantor(s) a widow woman, and
Martha H. Turner, a married woman
have (has) this day bargained and sold and by these presents do hereby grant,

bargain, sell, convey, transfer, and deliver unto the State of Alabama a permanent
easement and right-of-way for the following purposes, to-wit: The right to enter
upon the hereinafter described land and grade, level, fill, drain, pave, build,
maintain, repair, and rebuild a road or highway, together with such bridges, culverts,
ramps, and cuts as may be necessary, on, over, and across the ground embraced
within the boundaries of a tract or parcel of my (our) land situated in the County
of SHELBY, State of Alabama.

The easement and right-of-way hereby granted is more particularly

located and described as follows, to-wit: and as shown on the right-of-
way map of Project No. F-248(17) as recorded in the Office
of the Judge of Probate of Shelby County, Alabama.

Commencing at the northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$,
Section 12, T-20-S, R-3-E; thence westerly along the north
line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 810 feet, more or less,
to a point that is 150 feet northeasterly of and at right
angles to the centerline of Project No. F-248(17); thence
S 54° 07' E, parallel with the centerline of said project a
distance of 3,634 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 1365+85.39; thence southeasterly
parallel with a 250 foot spiral curve to the right (having
a spiral angle of 2° 30') a distance of 255 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
1368+35.39; thence southeasterly along a curve to the right
(concave southwesterly) having a radius of 3,014.79 feet
parallel with the centerline of said project a distance of
1,422 feet, more or less, to a point that is 150 feet north-
easterly of and at right angles to the centerline of said
project at Station 1381+82.89; thence southeasterly, parallel
with a 250 foot spiral curve to the right (having a spiral
angle of 2° 30') a distance of 255 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 1384+32.89 "Back"
which equals Station 1384+33.41 "Ahead"; thence S 22° 10' E,
parallel with the centerline of said project a distance of
2,066.59 feet; thence southeasterly along a line a distance of
802 feet, more or less, to a point that is 220 feet north-
easterly of and at right angles to the centerline of said

W. Howard Donofew II

BOOK 337 PAGE 782

project at Station 1413+00; thence S 22° 10' E parallel with the centerline of said project a distance of 135 feet, more or less, to the 399.0 foot contour line above mean sea level as established by the U. S. Coast & Geodetic Survey as adjusted in January 1955; thence in a southwesterly direction meandering said 399.0 foot contour line, a distance of 455 feet, more or less, to the present northeast right-of-way line of U. S. Highway No. 280; thence northwesterly along said present northeast right-of-way line a distance of 8,860 feet, more or less, to a flare to a county road; thence northwesterly along said flare a distance of 150 feet, more or less, to the present east right-of-way line of said county road; thence northerly along said present east right-of-way line a distance of 155 feet, more or less, to a point that is easterly of and at right angles to the Traverse of said county road at Station 17+40; thence south easterly along a line a distance of 165 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 1325+00; thence S 54° 07' E, parallel with the centerline of said project a distance of 450 feet, more or less, to the point of beginning.

Said strip of land lying in the E $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 12, T-20-S, R-2-E, the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, the N $\frac{1}{2}$ of SW $\frac{1}{4}$, the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 7, the W $\frac{1}{2}$ of NE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 18, T-20-S, R-3-E and containing 27.41 acres, more or less.

The above described area includes a present flood easement granted to the Alabama Power Company which extends from the 399.0 foot to the 408.0 foot contour line above mean sea level according to the U. S. Coast & Geodetic Survey as adjusted in 1955.

The above described real property is not the homestead of Martha H. Turner or her husband.

To have and to hold the said easement and right-of-way unto the State of Alabama and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the State of Alabama that we (I) are (am) lawfully seized and possessed of the afore-described tract or parcel of land; that we (I) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, we (I) hereby release the State of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present, or prospective, incidental, or consequential, to the exercise of any of the rights herein granted.

The grantor hereby grants permission, with right of ingress and egress, to grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right-of-way.

In witness whereof we (I) have hereunto set our (my) hand(s) and seal(s) this the 10th day of February, 1982.

✓ Bernice W. Hightower (LS)
Bernice W. Hightower

✓ Martha H. Turner (LS)
Martha H. Turner, by her attorney-in fact,
Bernice W. Hightower pursuant to a Power of
Attorney, dated NOVEMBER 27, 1981 (LS) and recorded
in the Office of Judge of Probate of Shelby
County, Alabama in Book 44,
Page 1.

BY Bernice W. Hightower
ATTORNEY IN FACT

BOOK 337 PAGE 784

ACKNOWLEDGMENT

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Bernice W. Hightower whose name(s) is (are)(is) signed to the foregoing ~~XOWXANX~~ Right-of-Way Deed for Public Road and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of February 19 82.



[Signature]
NOTARY PUBLIC
[SEAL]

CORPORATE ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY)

I, _____, a Notary Public in and for said County and said State, hereby certify that _____, whose name(s) as _____ of the _____, 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 the conveyance, he (they) as such official(s) and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this _____ day of _____ 19 _____.

NOTARY PUBLIC

My Commission
Expires _____:

to	STATE OF ALABAMA	WARRANTY DEED EASEMENT
STATE OF ALABAMA	County of _____	I, _____ Judge of Probate in and for said State and County, hereby certify that the within con- veyance 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, Ala.	

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Bernice W. Hightower, as Attorney-in-fact for Martha H. Turner pursuant to a Power of Attorney dated ^{NOVEMBER 27}~~December 4~~, 1981, and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 44, Page 1, whose name is signed to the foregoing Right-of-Way Deed for Public Road as Attorney-in-fact for Martha H. Turner and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 10th day of February, 1982.


NOTARY PUBLIC
[SEAL]



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

1982 FEB 16 AM 9:32


JUDGE OF PROBATE

Deed TAX 35.00
Recd 7.50
Jud 1.00
43.50