

THIS INSTRUMENT PREPARED BY  
CHARLES W. TAYLOR  
 STATE OF ALABAMA HIGHWAY  
 DEPARTMENT, BUREAU OF RIGHT  
 OF WAY, MONTGOMERY, ALABAMA 36104

STATE OF ALABAMA )

COUNTY OF SHELBY )

1769

TRACT NO. 26, REV.

FEE SIMPLE  
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the  
 sum of \$260.00 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), Richard G. Seale, and wife, Debbie A. Seale, 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-478(1) as  
 recorded in the Office of the Judge of Probate of Shelby County, Alabama:

Commencing at the northeast corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 28,  
 T-21-S, R-1-W; thence westerly along the north line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance  
 of 665 feet, more or less, to the northeast property line; thence southeasterly  
 along said northeast property line a distance of 745 feet, more or less, to a  
 point that is 70 feet northwesterly of and at right angles to the centerline  
 of Project No. F-478(1) and the point of beginning of the property herein to  
 be conveyed; thence continuing southeasterly along said northeast property line a  
 distance of 30 feet, more or less, to the present northwest right-of-way line  
 of Alabama Highway No. 70; thence southwesterly along said present northwest  
 right-of-way line a distance of 200 feet, more or less, to the center of a present  
 road, the south property line; thence westerly along said south property line a  
 distance of 100 feet, more or less, to a point that is 70 feet northwesterly of  
 and at right angles to the centerline of said project; thence northeasterly along  
 a curve to the left (concave northwesterly) having a radius of 1629.33 feet,  
 parallel with the centerline of said project a distance of 225 feet, more or less,  
 to a point that is 70 feet northwesterly of and at right angles to the centerline of  
 said project at Station 328+43.21; thence N 64° 33' 07" E, parallel with the center-  
 line of said project a distance of 135 feet, more or less, to the point of beginning.

BOOK 087 PAGE 537

HARDIN & HOLLIS  
 ATTORNEYS AT LAW

POST OFFICE BOX 11328  
 BIRMINGHAM, ALABAMA 35202-1328

Said strip of land lying in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 28, T-21-S,  
R-1-W and containing 0.13 acre, more or less.

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 12<sup>th</sup> day of August, 19 86.

Richard G. Seale  
RICHARD G. SEALE

Debbie A. Seale  
DEBBIE A. SEALE

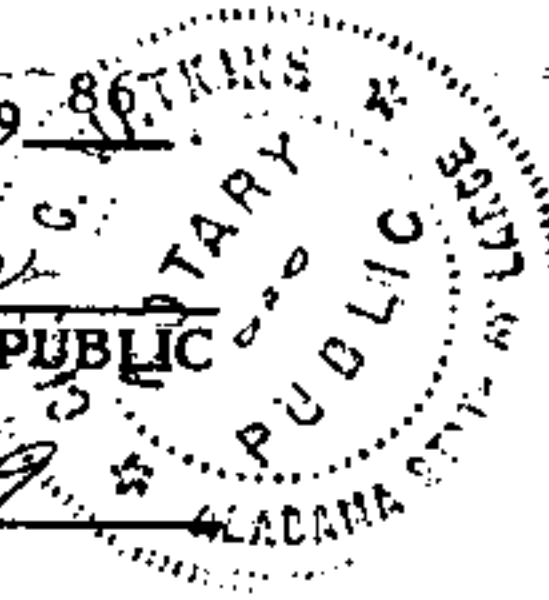
BOOK 087 PAGE 538

## ACKNOWLEDGMENT

COUNTY OF Sumter

Given under my hand and official seal this 12 day of August 1986

My Commission Expires 7/23/89



STATE OF ALABAMA

County

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

1. Deed Tax \$ Exempt  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 8.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 AUG 25 PM 12:27

1955

STATE OF ALABAMA

## WARRANTY DEED

**STATE OF ALABAMA**

County of \_\_\_\_\_



**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.**