

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

STATE OF ALABAMA

) 347

COUNTY OF SHELBY)

TRACT NO. 30 A

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
sum of \$375.00 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), Grain Mart, Inc., 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 southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, T-21-S,
R-1-W; thence northerly along the east line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, the east pro-
perty line, a distance of 505 feet more or less, to a point that is 55 feet
southwesterly 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
N 88° 01' 58" W, parallel with the centerline of said project a distance of 28
feet, more or less, to a point that is 55 feet southwesterly of and at right
angles to the centerline of said project at Station 359+27.63; thence north-
westerly along a curve to the right (concave northeasterly) having a radius
of 5855.47 feet, parallel with the centerline of said project a distance of 402
feet, more or less, to the west property line; thence northerly along said west
property line a distance of 15 feet, more or less, to the present southwest right-
of-way line of Alabama Highway No. 70; thence southeasterly along said present
southwest right-of-way line a distance of 430 feet, more or less, to the east
line of said Section 28, the east property line; thence southerly along said
east property line a distance of 15 feet, more or less, to the point of beginning.

BOOK 689 PAGE 191

RECEIVED
AUG 06 1986

Hardin e Hollis

P. O. Box 11328

B'ham, AL 35202-1328

Said strip of land lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, T-21-S, R-1-W and containing 0.15 acre, more or less.

BOOK 089 PAGE 192

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 18th day of August, 1986.

GRAIN MART, INC.
BY: Kenneth Neal
PRESIDENT

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Louise B. Haywood, a Notary Public, in and for said County in said State, hereby certify that Kenneth D. Neal, whose name(s) as President of Grain Mart, Inc., 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 and official seal this 19th day of August, 1986.

Louise B. Haywood
NOTARY PUBLIC

My Commission Expires September 27, 1987

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 _____ 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____.

BOOK 089 PAGE 193

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP -5 AM 10:45

Official Title _____

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

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.