

1644

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 )

TRACT NO. 30 B

FEE SIMPLE  
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the  
 sum of \$1,000.00 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-  
 Joe L. Tidmore and wife, Brenda Tidmore  
 or(s), Charles O. Tidmore and wife, Joyce Tidmore, 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 NE $\frac{1}{4}$ , Section 28, T-21-S,  
 R-1-W; thence southerly along the east line of said NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , the east  
 property line a distance of 705 feet, more or less, to a point that is 65 feet  
 northeasterly 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  
 southerly along said east property line a distance of 25 feet, more or less, to the  
 present northeast right-of-way line of Alabama Highway No. 70; thence northwesterly  
 along said present northeast right-of-way line a distance of 875 feet, more or less,  
 to a present right-of-way flare which connects said present northeast right-of-way  
 line with the present east right-of-way line of County Road No. 26; thence north-  
 westerly along said right of way flare a distance of 15 feet, more or less, to a  
 point that is 50 feet northeasterly of and at right angles to the centerline of  
 said project; thence S 81° 06' 53" E, parallel with the centerline of said project  
 a distance of 158 feet, more or less, to a point that is 50 feet northeasterly of  
 and at right angles to the centerline of said project at Station 352+27.26; thence  
 turn an angle of 90° 00' to the left and run a distance of 15 feet; thence south-  
 easterly along a curve to the left (concave northeasterly) having a radius of  
 5735.47 feet, parallel with the centerline of said project a distance of 698  
 feet, more or less, to a point that is 65 feet northeasterly of and at right  
 angles to the centerline of said project at Station 359+27.63; thence S 88° 01' 58" E,  
 parallel with the centerline of said project a distance of 25 feet, more or less,  
 to the point of beginning.

HARDIN & HOLLIS  
 ATTORNEYS AT LAW

POST OFFICE BOX 11328  
 BIRMINGHAM, ALABAMA 35202-1328

BOOK 120 PAGE 220

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 0.44 acre, more or less.

BOOK 120 PAGE 221

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 11<sup>th</sup> day of March, 19 87.

Joe L. Tidmore  
JOE L. TIDMORE

Charles O. Tidmore  
CHARLES O. TIDMORE

Brenda Tidmore  
BRENDA TIDMORE

Joyce Tidmore  
JOYCE TIDMORE

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF Shelley )

I, Janet F. Parson, a Notary Public, in and for said County in said State, hereby certify that Joe L. Tidmore & Brenda Tidmore whose name(s) are Charles O. Tidmore & Joyce Tidmore 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 1987.

Janet F. Parson  
NOTARY PUBLIC

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

My Commission Expires 10/16/88

1987 MAR 18 AM 10:35

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

1. Deed Tax \$ 1.00  
2. Mtg. Tax         
3. Recording Fee 7.50  
4. Indexing Fee 3.00  
TOTAL 11.50

\_\_\_\_\_ 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\_\_\_\_.

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

BOOK 120 PAGE 222

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.