

Form ROW-4

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)

433

TRACT NO. 4-B

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
sum of \$660.00 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), Ronald C. McCoy and wife, Peggy Miller McCoy 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 northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 34,
T-21-S, R-2-W; thence easterly along the north line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a
distance of 310 feet, more or less, to the west property line; thence southerly
along said west property line a distance of 105 feet, more or less, to a point
that is 55 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 N 85° 32' 55" E, parallel with the centerline of said project
a distance of 637 feet, more or less, to the east property line; thence southerly
along said east property line a distance of 15 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 637 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 point of beginning.

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BOOK

Hardin & Hallis
1825 Morris Ave

Said strip of land lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 34, T-21-S,
R-2-W and containing 0.22 acre, more or less.

BOOK 129 PAGE 71

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 30th day of March, 19 87.


RONALD C. McCOY


PEGGY MILLER McCOY

APR 02 1988
AL HALL
RECEIVED

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Eddy S. Miller, a Notary Public, in and for said County in said State, hereby certify that Ronald McCoy & Peggy McCoy, whose name(s) are _____, 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 30th day of March 19 .

Larry S. Miller
NOTARY PUBLIC

My Commission Expires 8-31-89

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____.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 MAY -6 AM 8:12

Thomas A. Snowling, Jr.
JUDGE OF PROBATE

Official Title

1. Debt Tax \$.....

2. Mg. 100

3. Noted by 1.20

4. Indexing fee 1.00

TOTAL 6.00

9

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.