

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. 13-A

FEE SIMPLE

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the  
 sum of \$2,220.00 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), Shelby County, Alabama, 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 southwest corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 27,  
 T-21-S, R-1-W; thence easterly along the south line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  a  
 distance of 605 feet, more or less, to a point that is 60 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 north-  
 westerly along a curve to the right (concave northeasterly) having a  
 radius of 1522.35 feet, parallel with the centerline of said project a  
 distance of 140 feet, more or less, to a point that is 60 feet south-  
 westerly of and at right angles to the centerline of said project at  
 Station 508+62.73; thence N 68° 27' 28" W, parallel with the centerline  
 of said project, a distance of 415 feet, more or less, to the northwest  
 property line; thence northeasterly along said northwest property line a  
 distance of 20 feet, more or less, to the present southwest right of way  
 line of Alabama Highway 70; thence southeasterly along said present south-  
 west right of way line a distance of 1260 feet, more or less, to the east  
 property line; thence southerly along said east property line a distance  
 of 20 feet, more or less, to a point that is 60 feet southwesterly of and  
 at right angles to the centerline of said project; thence N 88° 00' 18" W,  
 parallel with the centerline of said project, a distance of 334 feet, more  
 or less, to a point that is 60 feet southwesterly of and at right angles  
 to the centerline of said project at Station 513+61.61; thence northwesterly  
 along a curve to the right (concave northeasterly) having a radius of 1522.35  
 feet, parallel with the centerline of said project, a distance of 383 feet,  
 more or less, to the point of beginning;

Said strip of land lying in the E $\frac{1}{2}$  of NW $\frac{1}{4}$ , Section 27, T-21-S,  
 R-1-W and containing 0.58 acres, more or less, including that part now  
 occupied by an easement for a road reserved by Gulf State Paper being  
 60 feet wide lying adjacent to and parallel with the centerline of said SE $\frac{1}{4}$   
 of NW $\frac{1}{4}$ .

Also a temporary easement to a strip of land necessary for construction  
 and being more fully described as follows: Beginning at a point on the east  
 property line that is 70 feet southwesterly of and at right angles to the  
 centerline of Project No. F-478(1); thence N 88° 00' 18" W, parallel with  
 the centerline of said project a distance of 335 feet, more or less, to a  
 point that is 70 feet southwesterly of and at right angles to the centerline  
 of said project at Station 513+61.61; thence northwesterly along a curve  
 to the right (concave northeasterly) having a radius of 1532.35 feet, parallel  
 with the centerline of said project, a distance of 172 feet, more or less, to  
 a point that is 70 feet southwesterly of and at right angles to the centerline  
 of said project at Station 512+00; thence turn an angle of 90° 00' to the right  
 and run a distance of 10 feet; thence southeasterly along a curve to the left  
 (concave northeasterly) having a radius of 1522.35 feet, parallel with the  
 centerline of said project, a distance of 175 feet, more or less, to a point  
 that is 60 feet southwesterly of and at right angles to the centerline of said

project at Station 513+61.61; thence S 88° 00' 18" E, parallel with the centerline of said project, a distance of 334 feet, more or less, to the east property line; thence southerly along said east property line a distance of 10 feet, more or less, to the point of beginning.

Said strip of land lying in the SE¼ of NW¼, Section 27, T-21-S, R-1-W and containing 0.12 acre, more or less, including that part now occupied by an easement for a road reserved by Gulf State Paper being 60 feet wide lying adjacent to and parallel with the east line of said SE¼ of NW¼.

It is expressly understood that all rights, title and interest to the above described easement shall revert to the grantor upon completion of said project.

BOOK 164 PAGE 199

164-199

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 12th day of October, 1987.

SHELBY COUNTY, ALABAMA

BY: Thomas A. Snowden, Jr.  
THOMAS SNOWDEN, CHAIRMAN  
SHELBY COUNTY, ALABAMA  
COMMISSION

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_, whose name(s) \_\_\_\_\_, signed to the foregoing conveyance, and who \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, Gloria H. Wyatt, a Notary Public in and for said County, in said State, hereby certify that Thomas Snowden, whose name as Chairman of the Shelby County, Alabama Company, 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 12th day of October, A. D. 1987.

Gloria H. Wyatt

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

1987 DEC 18 PM 1:26

Thomas A. Cunningham Jr.  
JUDGE OF PROBATE

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

1. Deed Tax \_\_\_\_\_

2. Misc. \_\_\_\_\_

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.