

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. 14

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
 sum of \$675.00 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), John Gregory Ballentine & Martha Scott, have (has)
Ballentine, husband and wife
 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.
 OLB-059-025-001 on record in the State of Alabama Highway
 Department and recorded in the Office of the Judge of Probate
 of Shelby County, Alabama and as shown on the Property Plat
 attached hereto and made a part hereof:

A part of Lot No. 7 according to the survey of the Calmont
 Subdivision the map or plat of which is recorded in Map Book 4,
 Page 4 in the Office of the Judge of Probate of Shelby County,
 Alabama and being more fully described as follows: Commencing
 at the northwest corner of said Lot; thence southerly along the
 west line of said Lot a distance of 345 feet, more or less, to the
 point of beginning of the property herein to be conveyed said
 point of beginning being on a line which extends from a point
 that is 50 feet northeasterly of and at right angles to the
 centerline of Project No. OLB-059-025-001 at Station 92+00 to
 a point that is 40 feet northeasterly of and at right angles to
 the centerline of said Project at Station 93+00; thence southeasterly
 along said line a distance of 52 feet, more or less, to said point
 that is 40 feet northeasterly of and at right angles to the
 centerline of said project at Station 93+00; thence southeasterly
 along a line (which if extended would intersect a point that is
 45 feet northeasterly of and at right angles to the centerline of
 said Project at Station 95+75) a distance of 99 feet, more or less,
 to the east line of said Lot; thence southerly along said east line

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a distance of 12 feet, more or less, to the present northeast right-of-way line of Alabama Highway No. 25, the southwest line of said Lot; thence northwesterly along said southwest line a distance of 150 feet, more or less, to the west line of said Lot; thence northerly along said west line a distance of 17 feet, more or less, to the point of beginning and containing 0.06 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 5th day of September, 19 90.


John Gregory Ballentine


Martha Scott Ballentine

ACKNOWLEDGMENT

STATE OF VIRGINIA)

COUNTY OF _____)

Columbia *John L. Matthews*, a Notary Public, in and for said *dist. of*
County in said State, hereby certify that John Gregory Ballentine, whose
name(s) are Martha Scott Ballentine, 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 5th day of September 1996.

John L. Matthews
NOTARY PUBLIC

My Commission Expires My Commission Expires January 31, 1996

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 5th day of September, A. D. 1996.

Official Title _____

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.

DATE: 2-29-89