

THIS INSTRUMENT PREPARED BY
EDLOW JOHNSTON

STATE OF ALABAMA HIGHWAY
DEPARTMENT, BUREAU OF RIGHT
OF WAY, MONTGOMERY, ALABAMA 36130

1683
STATE OF ALABAMA)
COUNTY OF SHELBY)

TRACT NO. 1

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of

\$5,000.00 dollars, cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, we (I), the undersigned, Joe L. Tidmore and grantor(s), Charles O. 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. S-44(8) of record with the State of Alabama Highway Department, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

Commencing at the northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, T-24-N, R-12-E; thence westerly along the north line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 360 feet, more or less, to a point that is 50 feet southeasterly of and at right angles to the centerline of Project No. S-44(8); thence southwesterly along a curve to the left (concave southeasterly) having a radius of 919.746 feet, parallel with the centerline of said project, a distance of 116 feet, more or less, to the northeast line of the property herein to be conveyed and the point of beginning; thence continuing southwesterly along said curve to the left, a distance of 100 feet, more or less, to a point that is 50 feet southeasterly of and at right angles to the centerline of said project at Station 0+29.639; thence southwesterly along a line, a distance of 33 feet, more or less, to a point on the present southeast right-of-way line of Alabama Highway No. 25 that is southeasterly of and at right angles to the centerline of said project at Station 0+00; thence northeasterly along said present southeast right-of-way line, a distance of 132 feet, more or less, to the northeast property line; thence southeasterly along said northeast line a distance of 13 feet, more or less, to the point of beginning.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS HEREIN.

BOOK 344 PAGE 339

River & Peterson

Said strip of land lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, T-24-N, R-12-E and containing 0.03 acre, more or less.

BOOK 344 PAGE 340

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 this the _____ day of _____ May, 1991.

Joe L. Tidmore
Joe L. Tidmore

Charles O. Tidmore
Charles O. Tidmore

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Joe L. Tidmore & Charles O. Tidmore, 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, Joe L. Tidmore and Charles O. Tidmore executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of May 19 91.

Susan R. Sims

NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 19, 1994
BONDED THRU NOTARY PUBLIC UNDERWRITER
My Commission Expires

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 corporation.

Given under my hand this day of , A. D. 19.

Official Title

BOOK 344 PAGE 341

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

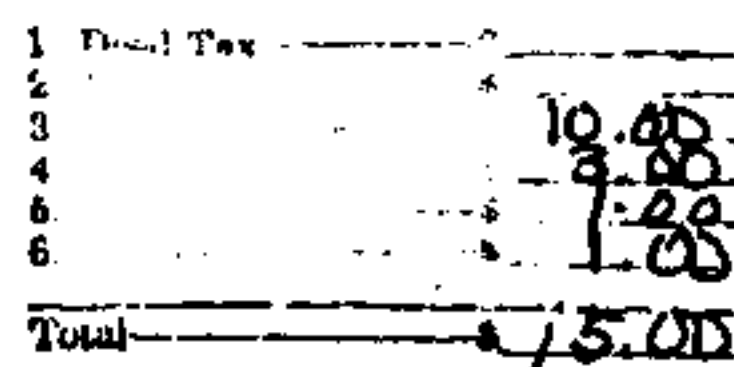
recorded in Deed Record

page Dated day of

19.

Judge of Probate

County, Alabama.



ALABAMA HIGHWAY DEPARTMENT
PROJ. NO. S-44(8)
COUNTY: SHELBY
SCALE: 1" = 100'
DATE: 7-5-90
DESIGNED: 8-27-