

4328

THIS INSTRUMENT PREPARED BY  
JOE KNOTTS  
STATE OF ALABAMA HIGHWAY  
DEPARTMENT, BUREAU OF RIGHT  
OF WAY, MONTGOMERY, ALABAMA 36130

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 3 REV.

## FEE SIMPLE

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of  
150.00 dollars, cash in hand paid to the undersigned by the State of  
Alabama, the receipt of which is hereby acknowledged, we (I), the undersigned,  
grantor(s), City of Montevallo 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 in 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 SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 4, T-24-N,  
R-12-E; thence southerly along the east line of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , a distance of  
843 feet, more or less, to a point that is 50 feet northwesterly of and at  
right angles to the centerline of Project No. S-44-8); thence S 73° 32' 33" W,  
parallel with the centerline of said project, a distance of 79 feet, more or  
less, to a point that is 50 feet northwesterly of and at right angles to the  
centerline of said project at Station 6+22.565; thence southwesterly along  
a curve to the left (concave southeasterly) having a radius of 1019.746  
feet, parallel with the centerline of said project, a distance of 82 feet,  
more or less, to the northeast line of the property herein to be conveyed and  
the point of beginning; thence northwesterly along the northeast property  
line, a distance of 30 feet, more or less, to the west property line; thence  
southerly along said west property line, a distance of 60 feet, more or less,  
to the present northwest right-of-way line of Alabama Highway No. 25; thence  
northeasterly along said present northwest right-of-way line, a distance of 22  
feet, more or less, to the northeast property line; thence northwesterly along  
said northeast line, a distance of 24 feet, more or less, to the point of  
beginning.

*River Peterson*

BOOK  
361 PAGE 279

Said strip of land lying in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 4, T-24-N, R-12-E and containing 0.014 acre, more or less.

BOOK 361 PAGE 280

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 8th day of July, 1991.

Ralph W. Sims  
City of Montevallo, Al.

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF Shelby )

I, Janet L. Radman, a Notary Public, in and for said County in said State, hereby certify that Ralph W. Swan, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July 1991.

Janet L. Radman  
NOTARY PUBLIC

My Commission Expires 11-2-92

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 \_\_\_\_\_

to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

County of \_\_\_\_\_

I, \_\_\_\_\_

Judge of Probate in and for said State  
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.

SE  $\frac{1}{4}$  OF NE  $\frac{1}{4}$   
SEC. 4

R - 12 - E

**BOOK**

HIGHWAY

PC = STA. 0+29.039

I CERTIFY THIS INSTRUMENT WAS FILED

91 AUG 29 PM 1:42

JUDGE OF PROBATE

no. 1000  
300  
100  

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15.00

TRACT NUMBER (3) STATE OF ALABAMA HIGHWAY DEPARTMENT  
OWNER: CITY OF MONTEVALLO PROJ. NO. S-44 (8)  
COUNTY: SHELBY  
TOTAL ACREAGE: 0.014 SCALE: 1" = 100'  
R/W REQUIRED: 0.014 DATE: 7-5-90