

4332

THIS INSTRUMENT PREPARED BY

CHARLES W. TAYLOR

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 22A

FEE SIMPLE

WARRANTY DEED

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

3,505.00 dollars, cash in hand paid to the undersigned by the State ofAlabama, the receipt of which is hereby acknowledged, we (I), the undersigned,
grantor(s), Betty Ann Yancey & Glenn H. Yancey 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 particularlydescribed 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:

BOOK 361 PAGE 293

Commencing at the northwest corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N,
R-12-E; thence easterly along the north line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance
of 521 feet, more or less, to the west property line; thence southerly along
said west line, a distance of 260 feet, more or less, to a point that is 45
feet northeasterly of and at right angles to the centerline of Project No. S-44(8)
and the point of beginning of the property herein to be conveyed; thence S 84°
18' 28" E, parallel with the centerline of said project, a distance of 100 feet,
more or less, to the east property line; thence southerly along said east line,
a distance of 17 feet, more or less, to the present northeast right-of-way line
of Alabama Highway No. 25; thence northwesterly along said northeast right-of-way
line, a distance of 100 feet, more or less, to the west property line; thence
northerly along said west line, a distance of 17 feet, more or less, to the point
of beginning.

Said strip of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E and containing 0.039 acre, more or less.

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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 24 day of July, 1991.

Betty Ann Muncy
[Signature]

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Kenneth E. Green, a Notary Public, in and for said County in said State, hereby certify that Betty Ann and Glenn Yancey, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July 1991.

Kenneth E. Green
NOTARY PUBLIC
My Commission Expires 3/93

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.

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SOUTHERN

RAILWAY

T - 24 - N

R - 12 - E

NW 1/4 OF NE 1/4
SEC. 3

40

SW 1/4 OF NE 1/4
SEC. 3

ALA.

FR. RES.

100'±

100'±

17'±

17'±

HWY.

25

S 84° - 18' - 28" E

ST.

HICKS

170'±

11 Pres.

91 AUG 29 PM 1:46

JUDGE OF PROBATE

10.00

3.00

1.00

15.00

TRACT NUMBER 22A STATE OF ALABAMA HIGHWAY DEPARTMENT
OWNER: BETTY & GLENN PROJ. NO. S-44(8)
YANCEY COUNTY: SHELBY
TOTAL ACREAGE: 2.200 SCALE: 1" = 100'
R/W REQUIRED: 0.039 DATE: 7-17-90