

1410

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. 31 REV.

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
43,606.31 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), A. H. Garrett, Eloise Garrett & Aldon Garrett 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:

PARCEL NO. 1 OF 4: Commencing at the northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$,
Section 3, T-24-N, R-12-E; thence southerly along the west line of said
SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 315 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 178
feet, more or less, to the east property line; thence southerly along said
east property line, a distance of 15 feet, more or less, to the present
northeast right-of-way line of Alabama Highway No. 25; thence northwesterly
along said present northeast right-of-way line, a distance of 178 feet, more
or less, to the west line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, the west property line; thence
northerly along the west line a distance of 15 feet, more or less, to the
point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E and
containing 0.057 acre, more or less.

PARCEL NO. 2 OF 4: Commencing at the northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$,
Section 3, T-24-N, R-12-E; thence easterly along the north line of said SE $\frac{1}{4}$ of
NE $\frac{1}{4}$, a distance of 290 feet, more or less, to the west property line extended
northerly; thence southerly along said west line extended northerly and the
west property line, a distance of 335 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 166 feet, more or less, to the east property line; thence
southerly along said east line, a distance of 16 feet, more or less, to the
present northeast right-of-way line of Alabama Highway No. 25; thence
northwesterly along said present northeast right-of-way line, a distance of
166 feet, more or less, to the west property line; thence northerly along said
west line, a distance of 16 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E and
containing 0.053 acre, more or less.

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Debra L. Peterson

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PARCEL NO. 3 OF 4: Commencing at the northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E; thence westerly along the north line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 675 feet, more or less, to the present west right-of-way line of a paved county road; thence southeasterly along said present west right-of-way line, a distance of 395 feet, more or less, to a point that is southwesterly of and at right angles to the traverse of said road at Station 9+00 and the point of beginning of the property herein to be conveyed; thence continuing southeasterly along said present west right-of-way line, a distance of 45 feet, more or less, to the present northeast right-of-way line of Alabama Highway No. 25; thence northwesterly along said present northeast right-of-way line, a distance of 430 feet, more or less, to the west property line; thence northerly along said west line, a distance of 14 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); thence S 84° 18' 28" E, parallel with the centerline of said project, a distance of 82 feet, more or less, to a point that is 45 feet northeasterly of and at right angles to the centerline of said project at Station 52+30.184; thence southeasterly along a curve to the right (concave southwesterly) having a radius of 1431.95 feet, parallel with the centerline of said project, a distance of 278 feet, more or less, to a point that is 45 feet northeasterly of and at right angles to the centerline of said project at Station 55+00; thence northeasterly along a line, a distance of 62 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E and containing 0.181 acre, more or less.

PARCEL NO. 4 OF 4: Commencing at the northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, 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 680 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 62° 58' 08" E, parallel with the centerline of said project a distance of 100 feet, more or less, to the northeast property line; thence southeasterly along said northeast property line, a distance of 43 feet, more or less, to the present northeast right-of-way line of Alabama Highway No. 25; thence northwesterly along said present northeast right-of-way line, a distance of 592 feet, more or less, to a present right-of-way radius connecting said present northeast right-of-way line with the present east right-of-way line of a paved county road; thence northwesterly along said radius, a distance of 165 feet, more or less, to a point that is northeasterly of and at right angles to the traverse of said paved county road at Station 9+00; thence southeasterly along a line, a distance of 110 feet, more or less, to a point that is 45 feet northeasterly of and at right angles to the centerline of said project at Station 57+00; thence southeasterly along a curve to the right (concave southwesterly) having a radius of 1431.95 feet, parallel with the centerline of said project, a distance of 50 feet, more or less, to a point that is 45 feet northeasterly of and at right angles to the centerline of said project at Station 57+46.733; thence S 62° 58' 08" E, parallel with the centerline of said project, a distance of 455 feet, more or less, to the point of beginning.

Said strip of land lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, T-24-N, R-12-E and containing 0.275 acre, more or less.

TEMPORARY DRAINAGE EASEMENT: Temporary easement to a strip of land necessary for the construction of Project No. S-44(8) and being more fully described as follows: Beginning at a point that is 75 feet northerly of and at right angles to the centerline of Project No. S-44(8) at Station 48+25; thence S 84° 18' 28" E, parallel with the centerline of said project, a distance of 18 feet, more or less, to the east property line; thence southerly along said east property line, a distance of 30 feet, more or less, to a point that is 45 feet, northerly of and at right angles to said centerline; thence N 84° 18' 28" W, parallel with said centerline a distance of 20 feet, more or less, to a point that is 45 feet northerly of and at right angles to said centerline at Station 48+25; thence turn an angle of 90° to the right and run a distance of 30 feet, to the point of beginning.

Said strip of land lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E and containing 0.013 acre, more or less.

To Have and To Hold, unto the State of Alabama, its successors and assigns in fee simple forever.

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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 4th day of August, 1991.

A. H. Garrett
A. H. Garrett
Tract No. 31 Rev.

June 19, 1991

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, John W. Rodgers, a Notary Public, in and for said County in said State, hereby certify that A.H. AND ELOISA GARRETT, 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, HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August 1991.

[Signature] NOTARY PUBLIC
My Commission Expires 6-25-92

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 the 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 _____

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FILE 329-118-10

to
STATE OF ALABAMA

FEE SIMPLE
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, Ala.

Rem. Par. "A" = 1.443 Ac.
 Rem. Par. "B" = 1.197 Ac.
 Rem. Par. "C" = 4.489 Ac.
 Rem. Par. "D" = 0.884 Ac.
 Total = 8.013 Ac.

COMMENCING
POINT

Rem. Par. "D" = 0.884 Ac.

Par. No. 4 of 4 = 0.275 Ac.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 91 OCT 24 AM 8:28

JUDGE OF PROBATE

PT = 57+46.733 1/4

	No TAX
1. Deed Tax	
2. Mfg. Tax	
3. Recording Fee	18.30
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	23.30

Par. No. 3 of 4 = 0.181 Ac.
 Rem. Par. "C"
 = 4.489 Ac.

PC = 52+30.184

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

Rem. Par. "B"
 = 1.197 Ac.
 Par. No. 2 of 4 = 0.053 Ac.

Par. No. 1 of 4 = 0.057 Ac.
 Par. No. 2 of 4 = 0.053 Ac.
 Par. No. 3 of 4 = 0.181 Ac.
 Par. No. 4 of 4 = 0.275 Ac.
 Total = 0.566 Ac.

Rem. Par. "A"
 = 1.443 Ac.
 Par. No. 1 of 4 = 0.057 Ac.

T = 24 - N
 R = 12 - E

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TRACT NUMBER 31 STATE OF ALABAMA HIGHWAY DEPARTMENT
 OWNER: A. H. GARRETT PROJ. NO. S-44(8)
 COUNTY: SHELBY
 TOTAL ACREAGE: 8.579 SCALE: 1" = 200'
 R/W 1 IRED: 0.566 DATE: 7-26-90
 TEMP. EAS. 0.015 NOT INCL