

1407

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. 21

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of 5,700.00 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), Nora Whatley and Jack Whatley 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 northwest corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, T-24-N, R-12-E; thence southerly along the west line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 270 feet, more or less, to the centerline of Project No. S-44(8); thence S 84° 18' 28" E along the centerline of said project, a distance of 400 feet, more or less, to Station 37+50; thence turn an angle of 90° 00' to the right and run a distance of 45 feet to a point that is southeasterly of and at right angles to the centerline of said project and the point of beginning of the property herein to be conveyed; thence southwesterly along a line, a distance of 50 feet, more or less, to a point that is 30 feet easterly of and at right angles to the traverse of Melton Street at Station 10+75; thence westerly along a line, a distance of 10 feet, more or less, to a point on the present east right of way line of said Melton Street that is easterly of and at right angles to the traverse of said street at Station 10+75; thence northerly along said present east right-of-way line, a distance of 39 feet, more or less, to the present southwest right-of-way line of Alabama Highway No. 25; thence southeasterly along said present southwest right-of-way line, a distance of 145 feet, more or less, to the east property line; thence southerly along said east property line, a distance of 13 feet, more or less, to a point that is 45 feet southwesterly of and at right angles to the centerline of said project; thence N 84° 18' 28" W, parallel with the centerline of said project, a distance of 88 feet, more or less, to the point of beginning.

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Rider & Peterson

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 0.062 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 this the 14 day of Aug., 19 91.

Kora Whittier

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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 Nora Whitley, 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, HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 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 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 _____

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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.

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GARDNER

STREET

MELTON ST.

ALABAMA

HIGHWAY

NO.

25

S 84°-18'-28" E

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT 24 AM 8:26

JUDGE OF PROBATE

1. Dead Tax	\$1.00
2. Mfg. Tax	\$1.00
3. Recording Fee	\$1.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$5.00

40

TRACT NUMBER (21) STATE OF ALABAMA HIGHWAY DEPARTMENT
OWNER: NORA & JACK PROJ. NO. S-44(B)
WHATLEY COUNTY: SHELBY
TOTAL ACREAGE: 0.652 SCALE: 1" = 100'
R/W REQUIRED: 0.062 DATE: 7-16-90
REMARKS: 0.500