

THIS INSTRUMENT PREPARED BY
ROBERT HENBYH
STATE OF ALABAMA HIGHWAY
DEPARTMENT, BUREAU OF RIGHT
OF WAY, MONTGOMERY, ALABAMA 36130

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 47 REV. 2

FEE SIMPLE

WARRANTY DEED

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

\$ 17,500⁰⁰ 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), William E. Mitchell and Nancy H. Peterson, husband and wife, 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-44-10 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:

A part of Lots 12 & 13 according to J. H. Dunston's map and survey of Calera and being more fully described as follows: Commencing at the northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 21, T-22-S, R-2-W; thence southerly along the east line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 518 feet, more or less, to a point that is 50 feet northerly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence S 88° 09' 48" E, parallel with the centerline of said project, a distance of 62 feet, more or less, to the east property line; thence southerly along said east property line, a distance of 20 feet, more or less, to the present north right-of-way line of Alabama Highway No. 25; thence westerly along said present north right-of-way line, a distance of 178 feet, more or less, to the west property line; thence northerly along said west property line, a distance of 18 feet, more or less, to a point that is 50 feet northerly of and at right angles to the centerline of said project; thence S 88° 09' 48"E, parallel with the centerline of said project, a distance of 112 feet, more or less, to the point of beginning.

Said strip of land lying in the N $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 21, T-22-S, R-2-W and containing 0.077 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 30 day of July, 1992.

William E. Mitchell

Nancy H. Patterson

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, JOAN S. McMillan a Notary Public, in and for said County in said State, hereby certify that William E. Mitchell & Mary H. Patterson whose name(s) William E. Mitchell & Mary H. Patterson, signed to the foregoing conveyance, and who Age known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, William E. Mitchell & Mary H. Patterson executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July 1992.

Joan S. McMillan
NOTARY PUBLIC
My Commission Expires 2/7/96

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	
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.	

COMM. PT
NW COR
NE-SW SEC. 21

Inst # 1992-16025

05/1992-16025
PM CERTIFIED
12:48
SHELBY COUNTY JUDGE OF PROBATE

16.00
004 MCD

NE 1/4 ~ SW 1/4
SEC. 21

350+25 AL 25
10+00 14+71 ST

550+17 AL 25
10+00 14+71 ST

T-22-S
R-2-W

TRACT NUMBER 47 STATE OF ALABAMA HIGHWAY DEPARTMENT
OWNER: WILLIAM EASON PROJ. NO. S-44-10
MITCHELL COUNTY: SHELBY
TOTAL ACREAGE: 0.305 SCALE: 1" = 100'
R/W REQUIRED: 0.077 DATE: 5/28/91
REMARKS: 0.228 REVISED: 6-10-92