

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 28 REV. 3

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
\$7,700.00 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), Estelle E. Cost 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:

Commencing at the southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 20, T-22-S,
R-2-W said corner being on the Freeman Base Line; thence westerly along said
base line, a distance of 1010 feet, more or less, to the east property line;
thence northerly along said east property line a distance of 150 feet, more or
less, to a point that is 45 feet southeasterly 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 62° 56' 30" W, parallel with the centerline of
said project, a distance of 105 feet, more or less, to the present east
right-of-way line of Alabama Highway No. 25; thence northerly along said
present east right-of-way line, a distance of 22 feet, more or less, to the
present southeast right-of-way line of said highway; thence northeasterly
along said present southeast right-of-way line, a distance of 105 feet, more
or less, to the east property line; thence southerly along said east property
line, a distance of 22 feet, more or less, to the point of beginning.

Inst. # 1992-20359

09/17/1992-20359
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MJS 14.00

Said strip of land lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 20, T-22-S, R-2-W and containing 0.05 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 10th day of August, 1992.

Estelle E. Cost

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Bryant A. Whitmire, Jr a Notary Public, in and for said County in said State, hereby certify that Estelle E. Cost, 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, she _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August 1992.

NOTARY PUBLIC

My Commission Expires 1-21-94

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 _____

07

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.

