

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. 44 REV.

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
\$2,000.00 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), Pearle B. Crawford, an unmarried woman 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 1 and 2, Block 274 according to the survey of J.H.
Dunston's map of Calera as shown by map recorded in the Probate Office of
Shelby County, Alabama, lying in the N $\frac{1}{2}$ of SW $\frac{1}{4}$ Section 21, T-22-S, R-2-W and
being more fully described as follows: Commencing at the southwest corner of
said Lot 1; thence northerly along the west line of said Lot 1 a distance of
120 feet, more or less, to a point that is easterly of and at right angles to
the traverse of 16th Street at Station 10+80 and the point of beginning of the
property herein to be conveyed; thence continuing northerly along said west
line, a distance of 30 feet, more or less, to the north line of said Lot 1;
thence easterly along said north line and the present south right-of-way line
of Alabama Highway No. 25, a distance of 130 feet, more or less, to the
northeast corner of the said Lot 2; thence southerly along the east line of
said Lot 2, a distance of 10 feet, more or less, to a point that is 50 feet
southwesterly of and at right angles to the centerline of Project No. S-44-10;
N 88° 09' 48" W, a distance of 100 feet, more or less, to a point that

Inst # 1992-26285

11/10/1992-26285
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 15.00

James Payne
1400 Southtrust Tower
B'ham, AL 35203

is 50 feet southwesterly of and at right angles to the centerline of said project at Station 343+25; thence southwesterly along a line a distance of 35 feet, more or less, to the point of beginning and containing 0.030 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 October 1972.

Pearle B. Crawford

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, James H. Vann, a Notary Public, in and for said County in
said State, hereby certify that Pearle B. Crawford, 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 30 day of October 1972.

NOTARY PUBLIC

My Commission Expires

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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STATE OF ALABAMA

WARRANTY DELETED

STATE OF ALABAMA

County of

1

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____.

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Judge of Probate

County, Alabama.

