

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 15

REV.

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
\$3,100.00 dollars, cash in hand paid to the undersigned by the State of
Alabama, the receipt of which is hereby acknowledged, we ~~(X)~~, the undersigned,
grantor(s), Frances L. Killgo & Mildred June Horton have ~~(X)~~ 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 SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 4, T-24-N,
R-13-E; thence northerly along the east line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of
1165 feet, more or less, to a point that is 50 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 southwesterly along a
curve to the right (concave northwesterly) having a radius of 3021.716 feet,
parallel with the centerline of said project, a distance of 270 feet, more or
less, to a point that is 50 feet southeasterly of and at right angles to the
centerline of said project at Station 274+18.56; thence S 86° 45' 17" W,
parallel with the centerline of said project, a distance of 782 feet, more or
less, to the west property line; thence northerly along said west property
line a distance of 25 feet, more or less, to the present south right-of-way
line of Alabama Highway No. 25; thence easterly along said present south
right-of-way line a distance of 1050 feet, more or less, to the east line of
said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence southerly along said east line a distance of 25 feet,
more or less, to the point of beginning.

THIS DEED IS BEING RE-RECORDED BECAUSE THE TRACT DESCRIPTION WAS NOT
ORIGINALLY ATTACHED TO IT.

Inst # 1992-29904

12/14/1992-29904
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KJB 12.58

Charles Parks
3000 Riverchase Galleria
B'ham 35244

Inst # 1993-01561

Inst 1993-01561
01/15/1993-01561
03:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 12.00

Said strip of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 4, T-24-N, R-13-E and containing 0.603 acre, more or less.

Also a temporary easement to a strip of land necessary for construction and being more fully described as follows: Beginning at a point that is 50 feet southerly of and at right angles to the centerline of Project No. S-44-10 at Station 273+50; thence N 86° 45' 17" E, parallel with the centerline of said project, a distance of 68.56 feet; thence northeasterly along a curve to the left (concave northwesterly) having a radius of 3021.716 feet, parallel with the centerline of said project, a distance of 37 feet, more or less, to a point that is 50 feet southerly of and at right angles to the centerline of said project at Station 274+50; thence southerly along a line, a distance of 25 feet, to a point that is 75 feet southerly of and at right angles to the centerline of said project at Station 274+50; thence westerly along a curve to the right (concave northwesterly) having a radius of 3046.716 feet, parallel with the centerline of said project, a distance of 35 feet, more or less, to a point that is 75 feet southerly of and at right angles to the centerline of said project at Station 274+18.56; thence S 86° 45' 17" W, parallel with the centerline of said project, a distance of 68.56 feet; thence turn an angle of 90° 00' to the right and run a distance of 25 feet to the point of beginning.

Said strip of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 4, T-24-N, R-13-E, and containing 0.057 acre, more or less.

It is expressly understood that all rights, title and interest to the above described easement shall revert to the grantor upon completion of said project.

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

And for the consideration, aforesaid, we ~~KN~~ do for ourselves (~~KN~~), for our ~~KN~~ heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that ~~we~~ ~~KN~~ are (~~KN~~) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we (~~X~~) 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 ~~KN~~ 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 (~~KN~~) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to their (~~KN~~) 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 ~~KN~~ have hereunto set our ~~KN~~ hand(s) and seal this the 11th day of December, 1992.

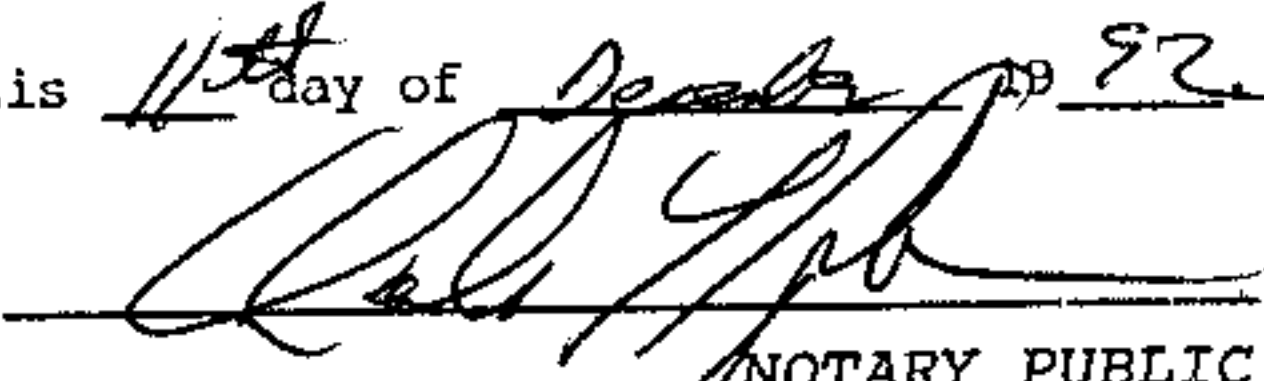
Francis L. Kullgo

Mildred June Horton

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Frances L. Killgo + Mildred June Horton 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 11th day of December 1992.

NOTARY PUBLIC
My Commission Expires 2-4-96

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____.

Inst # 1992-29904

Official Title _____

12/14/1992-29904
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NOS 12.50

Frances L. Killgo & Mildred June Horton

to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

County of SHELBY

I,

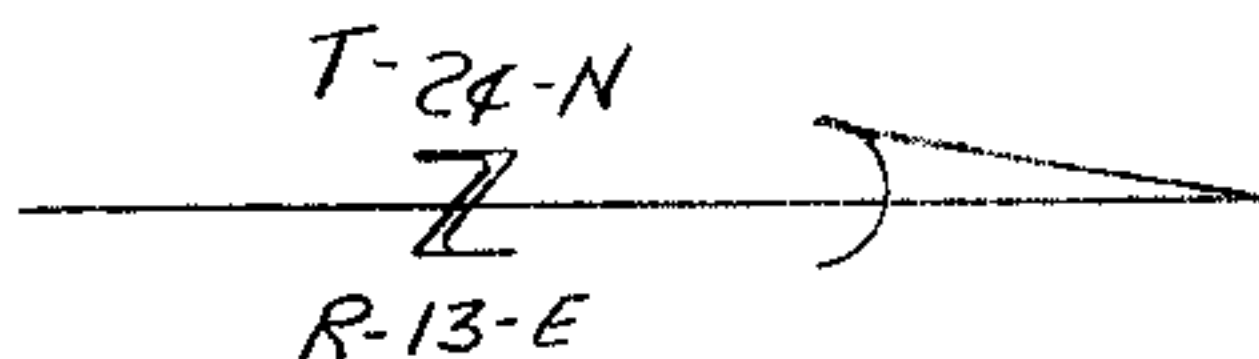
Judge of Probate in and for said State and County, hereby certify that the within conveyance was filed in my office at _____ o'clock _____ M., on the _____ day of _____ 19____, and duly recorded in Deed Record _____ page _____. Dated _____ day of _____ 19____.

Judge of Probate

Shelby _____ County, Alabama.

01/15/1993-01561
10:00 PM CERTIFIED
PROBATE

Inst. # 1993-01561



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

Temp. Const. Ease. = 0.057 Ac

PG 274+18.56
50'

COMM PT
SE COR.
SW 1/4 OF NE 1/4

1165' ±

TRACT NUMBER <u>15</u>	STATE OF ALABAMA HIGHWAY DEPARTMENT
OWNER: <u>FRANCIS L. KILGO,</u>	PROJ. NO. <u>S-44-10</u>
<u>MILDRED J. HORTON JAMES C</u>	COUNTY: <u>SHELBY</u>
<u>JOHNSON</u>	SCALE: 1" = 100'
TOTAL ACREAGE: <u>13.000</u>	DATE: <u>5-20-91</u>
R/W REQUIRED: <u>0.603</u>	REVISED: <u>6-9-92</u>
REMAINDER: <u>12.397</u>	