

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

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 36 REV. 2

FREE SIMPLE

## WARRANTY DEED

Inst # 1993-04501  
02/16/1993-04501  
02:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 15.00

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of  
\$4,000.00 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), Stephen D. Cowart 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:

**PARCEL NO. 1 OF 2:** A part of Lot 11 according to the survey of Capps  
Subdivision the map or plat of which is recorded in Map Book 3, Page 155 and a  
part of Lot 31 according to the survey of Farris Estates Subdivision the map  
or plat of which is recorded in Map Book 4, Page 13, said plats being recorded  
in the Office of the Judge of Probate of Shelby County, Alabama and being more  
fully described as follows; Commencing at the southeast corner of said Lot  
11; thence northwesterly along the northeast line of said Lot 11, a distance  
of 72 feet, more or less, to a point that is 40 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 66° 00' 11" W,  
parallel with said centerline, a distance of 101 feet, more or less, to a  
point that is 40 feet southeasterly of and at right angles to said centerline  
at Station 327+50; thence southwesterly along a line, a distance of 45 feet,  
more or less, to a point on the present northeast right-of-way line of 19th  
Street that is northeasterly of and at right angles to the traverse of said  
street at Station 10+75; thence northwesterly along said present northeast  
right-of-way line, a distance of 50 feet, more or less, to the present  
southeast right-of-way line of Alabama Highway No. 25; thence northeasterly  
along said present southeast right-of-way line, a distance of 181 feet, more  
or less, to the present southwest right-of-way line of Deborah Drive; thence  
southeasterly along said present southwest right-of-way line, a distance of 55  
feet, more or less, to a point that is southwesterly of and at right angles to  
the traverse of said Deborah Drive at Station 10+80; thence northwesterly  
along a line, a distance of 48 feet, more or less, to a point that is 40 feet  
southeasterly of and at right angles to the centerline of said project at  
Station 328+80; thence S 66° 00' 11" W, parallel with said centerline, a  
distance of 30 feet, more or less, to the point of beginning and containing  
0.07 acre, more or less.

**PARCEL NO. 2 OF 2:** A part of Lot 1 according to the survey of the Farris  
Subdivision, the map or plat of which is recorded in Map Book 3, Page 126 in  
the Office of the Judge of Probate of Shelby County, Alabama and being more  
fully described as follows: Commencing at the south corner of Lot 1 of said  
subdivision; thence northerly along the east line of said lot, the present  
west right-of-way line of 18th Street, a distance of 180 feet, more or less,

*Charles Sparks*

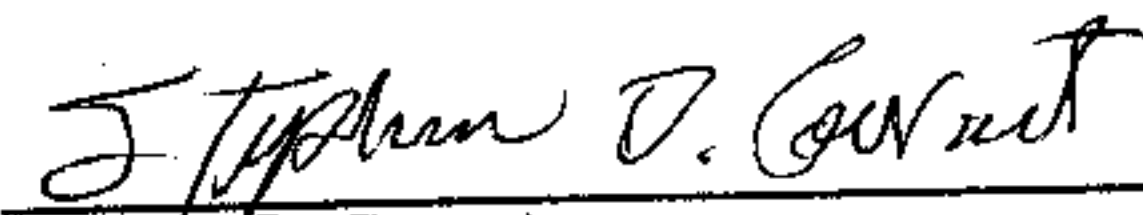
to a point on a line which extends from a point that is 30 feet easterly of and at right angles to the traverse of 18th Street at Station 10+65 to a point that is 30 feet westerly of and at right angles to said traverse of Station 11+00 and the point of beginning of the property herein to be conveyed; thence southwesterly along said line, a distance of 1 foot, more or less, to said point that is 30 feet westerly of and at right angles to said traverse at Station 11+00; thence northwesterly along a line, a distance of 55 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of Project No. S-44-10 at Station 334+00; thence S 66° 00' 11" W, parallel with the centerline of said project, a distance of 15 feet, more or less, to the southwest line of said Lot 1; thence northwesterly along said southwest line, a distance of 10 feet, more or less, to the northwest corner of said lot; thence northeasterly along the northwest line of said lot, the present southeast right-of-way line of Alabama Highway No. 25, a distance of 50 feet, more or less, to the northeast corner of said lot; thence southerly along the present east line of said lot, the present west right-of-way line of 18th Street, a distance of 60 feet, more or less, to the point of beginning and containing 0.03 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 ~~them~~ (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 5<sup>th</sup> day of February, 19 93.

  
Stephen D. Cowart

## ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY)

I, THE UNDERSIGNED, a Notary Public, in and for said County in  
said State, hereby certify that Stephen D. Cowart, 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 5<sup>th</sup> day of February 19 27.

NOTARY PUBLIC

My Commission Expires 2-6-95

### 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 DEED

**STATE OF ALABAMA**

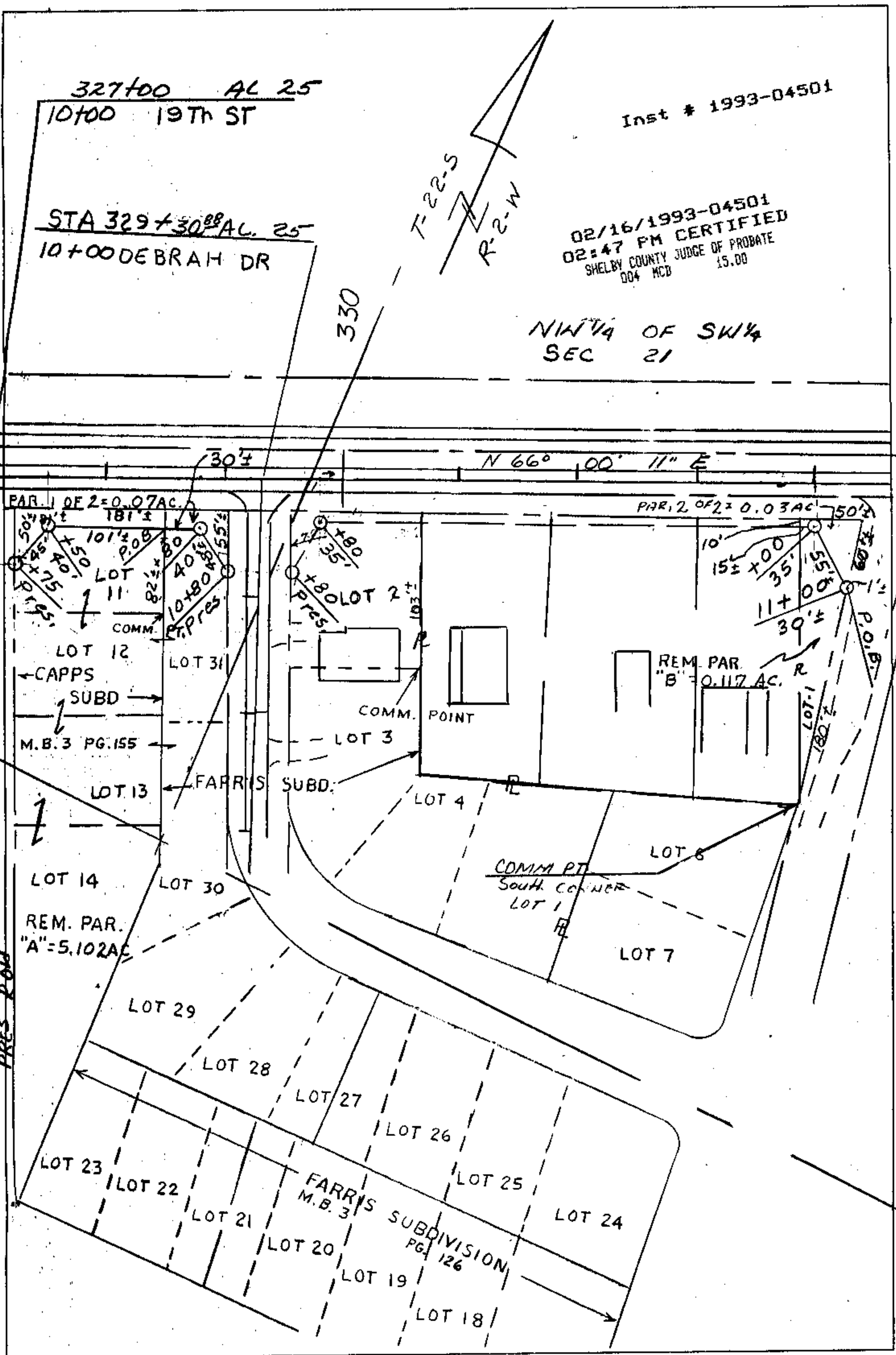
County of Shelby

# 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**

County, Alabama.



TRACT NUMBER 36 STATE OF ALABAMA HIGHWAY DEPARTMENT  
 OWNER: STEPHEN COWART PROJ. NO. S-44-10  
 COUNTY: SHELBY  
 TOTAL ACREAGE: 5.319  
 R/W REQUIRED: 0.10  
 REMAINDER: 5.219  
 SCALE: 1" = 100'  
 DATE: 3-5-92  
 REVISED: 6-10-92