

THIS INSTRUMENT PREPARED BY
MARIE LUNDBOM
ALABAMA DEPARTMENT OF
TRANSPORTATION, BUREAU OF
RIGHT OF WAY, MONTGOMERY, ALABAMA 36130

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 5

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of \$150.00 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),

William Lott and Mary Lott 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. ST-659-12 of record in the Alabama Department of Transportation 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 the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, T-19-S, R-3-W identified as Tract No. 5 on Project No. ST-659-12 in Shelby County, Alabama and being more fully described as follows: Commencing at the southwest corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence northerly along the west line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 1262 feet, more or less, to the point of beginning of the property herein to be conveyed, said point being on a line which extends from a point on the present southwest right-of-way line of Cahaba River Estates Road that is southwesterly of, and at right angles to, the traverse of said road at Station 21+00 to a point that is 55 feet southeasterly of, and at right angles to, the centerline of said project at Station 489+00; thence continuing northerly along the west line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, the west property line, a distance of 22 feet, more or less, to the present southwest right-of-way line of Cahaba River Estates Road; thence southeasterly along said present southwest right-of-way

Inst # 1995-24078

08/31/1995-24078
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

line a distance of 27 feet, more or less, to said point that is southwesterly of, and at right angles to, said traverse at Station 21+00; thence southwesterly along said extended line a distance of 22 feet, more or less, to the point of beginning and containing 0.005 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 9th day of August, 1995.

William Lott

Mary Lott

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Pike)

I, Angela H. Dunn a Notary Public, in and for said County in said State, hereby certify that William and Mary Lott, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August 1995.

Angela H. Dunn
NOTARY PUBLIC
My Commission Expires 2-11-99

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.	

