

THIS INSTRUMENT PREPARED BY:  
SUSAN R. GIRARDEY  
RUST ENVIRONMENT & INFRASTRUCTURE  
3535 GRANDVIEW PARKWAY, SUITE 325  
BIRMINGHAM, ALABAMA 35243

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 9 REV

Inst # 1997-25152

**FEE SIMPLE**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Forty-seven Thousand Five Hundred Fifty dollars (\$47,550.00), 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), \_\_\_\_\_

James O. Lunceford 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, and being more particularly described as follows:

And as shown on the right-of-way map of Project No. STPAA-7136(1) 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 SW¼ of the SE¼ Section 31, Township 19 South, Range 2 West identified as Tract No. 9 on Project No. STPAA-7136(1) in Shelby County, Alabama and being more fully described as follows:

Commencing at the southwest corner of said SW¼ of the SE¼; thence north along the west line of said SW¼ of the SE¼ a distance of 923 feet, more or less, to the present north right-of-way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 96 feet, more or less, to the northeast property line and the point of beginning of the property herein to be conveyed; thence northeasterly a distance of 175 feet, more or less, to the east property line; thence northwesterly along said east line a distance of 30 feet, more or less, to a point that is 70 feet northwesterly of and at right angles to the centerline of said project; thence southwesterly a distance of 175 feet, more or less, to the west property line; thence southeasterly a distance of 30 feet, more or less, to the point of beginning.

Containing 0.12 acre, more or less.

Inst # 1997-25152

08/08/1997-25152  
01:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 14.50



TO HAVE AND TO HOLD, unto the State of Alabama, it's successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESTATED, 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 title for 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(S), 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 it's employees and officers from any and all damages to their (his-her) remaining property 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(s) this the 28 day of July, 19 97.

  
James O. Luncford L.S.

\_\_\_\_\_  
L.S.



COUNTY OF Shelby )

Given under my hand and official seal this 28<sup>th</sup> day of July 19\_\_97

W. H. Bond NOTARY PUBLIC

My Commission Expires 9-3-2000

## STATE OF ALABAMA

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 the 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 \_\_\_\_\_

02

# STATE OF ALABAMA

FREE SIMPLE  
WARRANTY DEED

STATE OF ALABAMA

Country of

1

**Judge of Probate in and for said State and County,**

hereby certify that the within conveyance was fil-

ed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on \_\_\_\_\_

the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ and duly

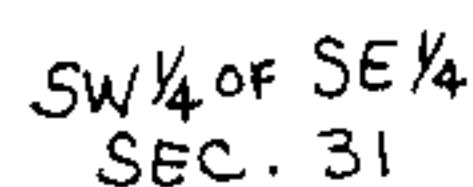
Recorded in Deed Record \_\_\_\_\_ page \_\_\_\_\_

Dated \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

**Judge of Probate**

County. Ala.





SCALE: 1"=100'

Inst # 1997-25152  
08/08/1997-25152A  
01:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50

SHIELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50