

INST.# 1997-33550
10/15/1997-33550
11:11 AM CERTIFIED
SHELBY CO. JUDGE OF PROBATE

FORM ROW-4

SNA ~~18.50~~
16.25

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. 1

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of One Hundred Sixty-five Thousand and no/100 (\$165,000.00) 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), SouthTrust Bank, N.A. and SouthTrust Bank, NA, successor of First Bank of Alabama 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 SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West identified as Tract No. 1 on Project No. STPAA-7136(1) in Shelby County, Alabama and being more fully described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence north along the east line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 923 feet, more or less, to the present north right-of-way line of Alabama Highway 119; thence southwesterly along said right-of-way line a distance of 1055 feet, more or less, to the east property line and the point of beginning of the property herein to be conveyed; thence northeasterly along said east property line a distance of 47 feet, more or less, to a point that is 85 feet northerly of and at right angles to the centerline of said project; thence southwesterly parallel with said centerline a distance of 324 feet, more or less, to a point on a right of way flare that connects Alabama Highway 119 with U.S. Highway 31; thence southeasterly along said right of way flare a distance of 62 feet, more or less, to the present north right of way line of Alabama Highway 119; thence easterly along said right-of-way line a distance of 280 feet, more or less, to the point of beginning.

Containing 0.31 acre, more or less.

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 29th day of September, 19 97.

SouthTrust Bank, NA

By: Michael R. Peltier L.S.
Its Senior Vice President
_____ L.S.

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name(s) _____, signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 19____.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Jefferson County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael R. Riden whose name as Senior Vice President of the South Trust Bank, N.A. 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 29 day of Sept A. D. 1997.

Jane W. Hyche
Official Title Notary Public

to

STATE OF ALABAMA

FEE SIMPLE
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 fil-

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

the _____ day of _____ 19____ and duly

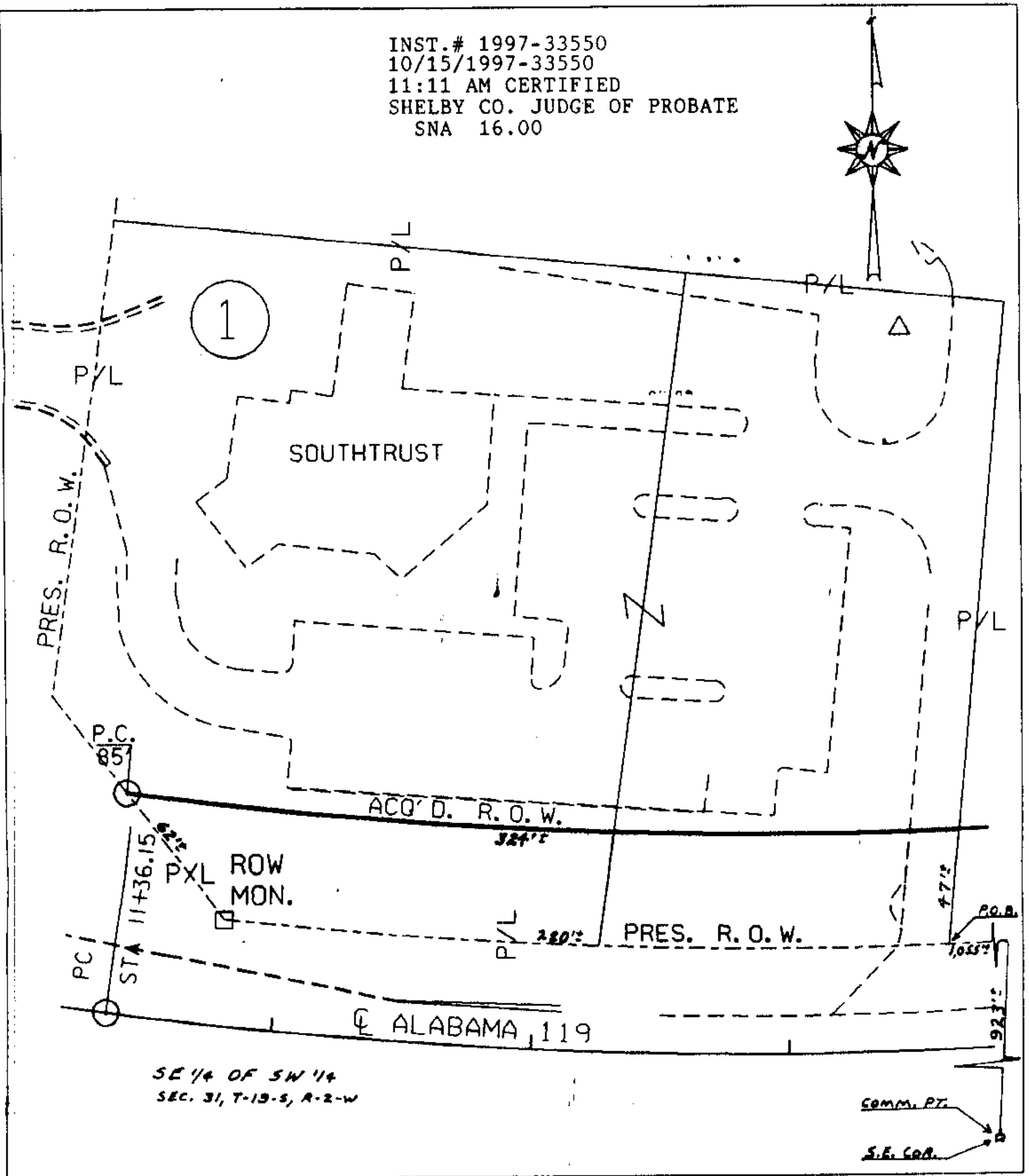
recorded in Deed Record _____ page _____

Dated _____ day of _____ 19____.

Judge of Probate

County, Ala.

INST.# 1997-33550
10/15/1997-33550
11:11 AM CERTIFIED
SHELBY CO. JUDGE OF PROBATE
SNA 16.00



ALABAMA DEPARTMENT OF TRANSPORTATION
SHELBY COUNTY
PROJECT NO. STPAA-7136(1)
SCALE: 1"=50'

TRACT NO. 1
OWNER : SOUTH TRUST BANK
OF ALABAMA, N.A.

TOTAL ACRES: 2.03
REQ'D. R/W: 0.31
AC. REMAINING: 1.72