

*This instrument prepared by:  
Alabama Department of Transportation  
P.O. Box 2745  
Birmingham, AL 35202*

**STATE OF ALABAMA )**

**COUNTY OF SHELBY )**

**TRACT NO. 23**

**FEE SIMPLE**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,** for and in consideration of the sum of

\$5,700.00 dollars, cash in hand paid to the undersigned by the

State of Alabama, the receipt of which is hereby acknowledged, I (we) the undersigned

grantor(s), Bobby E. Holcombe and wife Betty H. Holcombe

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 being more particularly described as follows:

**AND AS SHOWN ON THE RIGHT-OF-WAY MAP OF PROJECT NO. STPBH-9802(98)** of record with 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:

Part of the SE¼ of Section 4, Township 24-North, Range 12-East, and also being part of Lot 12 of Givhan's Subdivision as recorded in Map Book 3, Page 130 in the Probate Office of Shelby County, Alabama identified as Tract No. 23 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more particularly described as follows:

Commence at the point of intersection of the southeast right of way line of State Route 25 and the northeast corner of said Lot 12; thence run southwesterly 6.87 meters, more or less, along said southeast line of State Route 25 to a point 10.07 meters southeasterly of and at right angles to the centerline of State Route 25 at station 22+00, said point being the point of beginning of the parcel of land herein described; thence run southwesterly 15.976 meters along the southeast line of State Route 25 to its intersection with the east line of Shelby County Road 73; thence run south along the east line of Shelby County Road 73 a distance of 15.361 meters to a point 21.29 meters southeast of and at right angles to the centerline of State Route 25 at station 21+73.992; thence run northwesterly 28.824 meters to the point of beginning. Containing 0.009 hectare, more or less. (Tax ID# 58-36-02-04-04-1-17.000)

**ALSO:** A temporary easement necessary for construction and being more particularly described as follows:

Commence at the point of intersection of the southeast right of way line of State Route 25 and the northeast corner of Lot 12 of Givhan's Subdivision (Map Book 3, Page 130); thence run southwesterly 6.87 meters along the southeast line of State Route 25 to a point 10.07 feet southeasterly of and at right angles to the centerline of State Route 25 at station 22+00, said point being the point of beginning of the easement herein described; thence run southwesterly a distance of 5.13 meters to a point 12 meters southeasterly of and at right angles to the centerline of State Route 25 at station 21+95.318; thence run northeasterly a distance of 65.717 meters to a point 12 meters southeasterly of and at right angles to the centerline of State Route 25 at station 22+60; thence run northeasterly a distance of 15.598 meters to a point on the southwest line of

Lot 8 of Givhan's Subdivision; thence run northwesterly along said Lot 8 a distance of 6.394 meters to the southeast line of State Route 25; thence run southwesterly along the southeast line of State Route 25 a distance of 75.427 meters to the point of beginning of the above described easement. Containing 0.018 hectare, more or less.

The Grantor's, Successors and Assigns of said Grantors herein, hereby reserves the mineral rights to the property hereby conveyed to the State of Alabama, but it is understood and agreed by and between the Parties to this conveyance that the rights so reserved will in no way affect or interfere with any maintenance of public roads and highways on the property herein conveyed.

**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**AND FOR THE CONSIDERATION AFORESTATED**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple title for said tract or parcel of land hereinabove described; that I (we) 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 I (we) 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 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 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**, I (we) have hereunto set my (our) hand(s) and seal(s) this the

9th day of April, 2002.

Betty H Holcombe L.S.

Betty H Holcombe L.S.

ACKNOWLEDGEMENT

STATE OF Alabama )

COUNTY OF Shelby )

I, J. H. Rouse, a Notary Public, in and for said County and State,  
hereby certify that Bobby E. Holcombe AND wife Betty H. Holcombe, whose name(s)  
~~is~~ are signed to the foregoing conveyance, and who ~~is~~ 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 the 9th day of April,  
2007.

JH Rouse  
Notary Public-STATE AT LARGE

My Commission Expires: 5-14-05

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

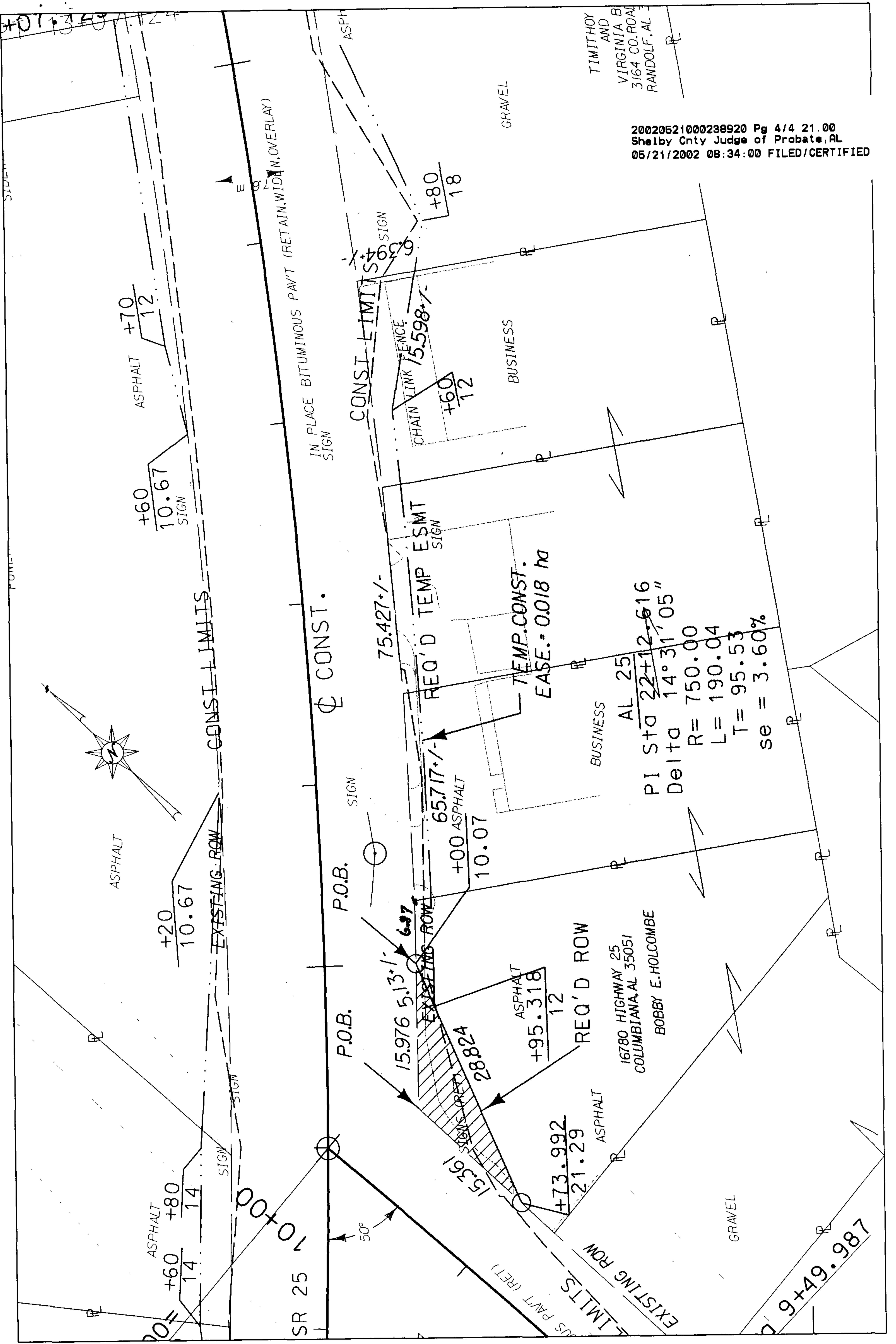
I, \_\_\_\_\_, a Notary Public, in and for said County and  
State, hereby certify that \_\_\_\_\_, whose name(s)  
as \_\_\_\_\_ of the Company, a corporation, is/are signed to the foregoing  
conveyance, and who is/are known to me, acknowledged before me on this day that, being  
informed of the contents of this conveyance, \_\_\_\_\_ as such officer and with full  
authority, executed the same voluntarily, for and as the act of said corporation on the day  
the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_





20020521000238920 Pg 4/4 21.00  
 Shelby Cnty Judge of Probate, AL  
 05/21/2002 08:34:00 FILED/CERTIFIED

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT NUMBER 23  
 OWNER: BOBBY E. HOLCOMBE  
 TOTAL HECTARES 0.674  
 REQUIRED ROW 0.009  
 REMAINDER 0.665

PROJECT NO. STPBH-9802(98)  
 COUNTY: SHELBY  
 SCALE : 1:500  
 DATE: 12-22-2000

