

20051219000653090 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
12/19/2005 01:03:50PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
Wallace, Ellis, Fowler & Head  
P. O. Box 587  
Columbiana, Alabama 35051

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

Project No. SCP59-288-97  
Nina J. McCord  
Tract No. 3

**FEE SIMPLE  
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of TWO THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$2,700.00), and other good and valuable consideration, cash in hand paid to the undersigned by Shelby County, Alabama, the receipt of which is hereby acknowledged, we, the undersigned grantors, **Nina J. McCord** and husband, **Kenneth McCord**, and **Nina J. McCord, as Custodian and Trustee for Britney McCord and Joseph McCord**, have this day bargained and sold, and by these presents do hereby grant, bargain, sell, and convey unto **Shelby County, Alabama**, the following described property lying and being in Shelby County, Alabama, and more particularly described as follows:

SOURCE OF TITLE:                   Deed Book 1998, Page 28265

and as shown on the right-of-way map of Project No. SCP59-288-97 of record at the Shelby County Highway Department, as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof.

Begin at a point which is 60.00 feet Northwesterly of and perpendicular to project centerline station 32+32.79; thence northeasterly along a curve to the right, concave southeasterly, having a radius of 860.00 feet, an arc length of 31.32 feet to a point 60.00 feet northwesterly of and perpendicular to project centerline station 32+61.92; thence northeasterly 68.37 feet to a point being 52.29 feet northwesterly of and perpendicular to project centerline station 33+25.42 thence southeasterly 7.26 feet to the northeastern property corner at a point 45.07 feet northwesterly of and perpendicular to project centerline station 33+24.74; thence southwesterly 25.32 feet to a point 47.67 feet northwesterly of and perpendicular to project centerline station 33+00.93; thence southwesterly 73.74 feet along the eastern property line to the point of beginning.

Said parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 19, Township 20 South, Range 1 West, and containing 0.013 acres, more or less.

The above described property constitutes no part of the homestead of Grantor or Grantor's spouse.

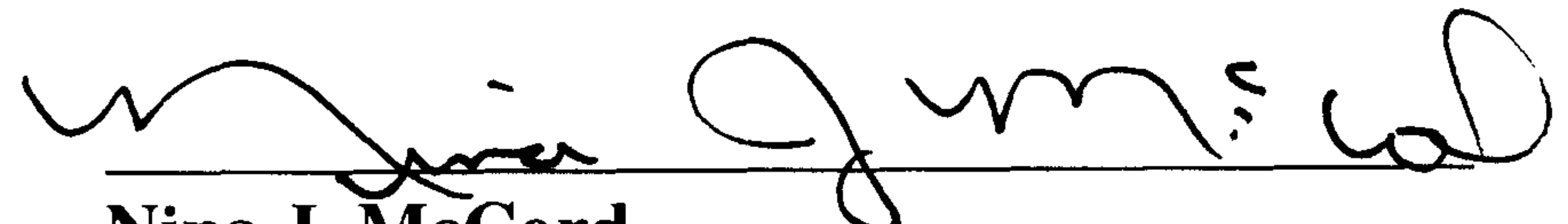
To Have and To Hold, unto Shelby County, Alabama, its successors and assigns in fee simple forever.

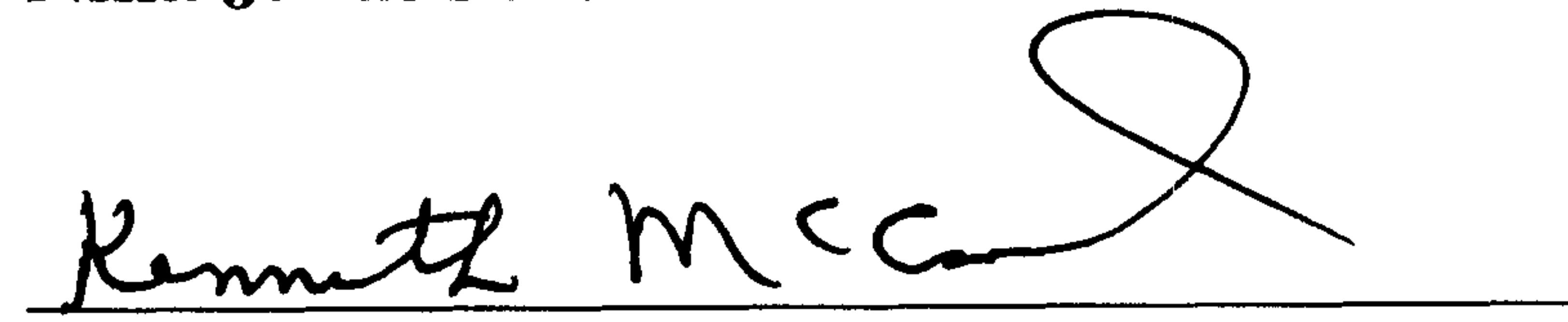
And for the consideration, aforesaid, I do for myself, for my heirs, executors, administrators, successors, and assigns covenant to and with Shelby County, Alabama, that I am lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I have a good and lawful 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 I will forever warrant and defend the title thereto against the lawful claims of all persons whomever.

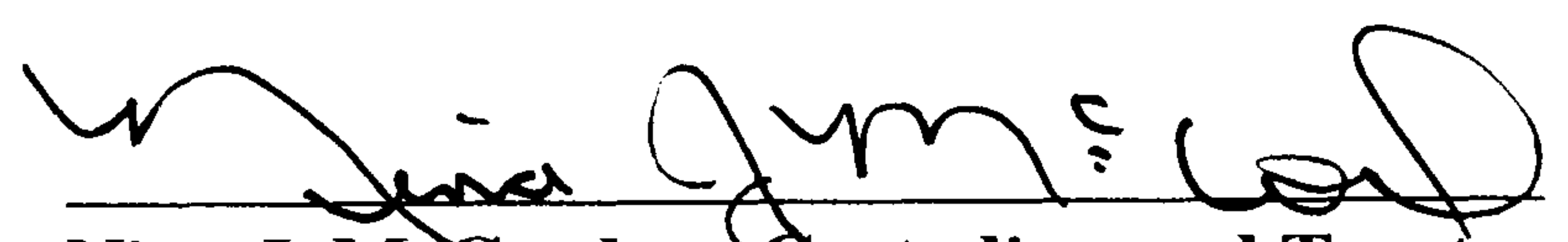
The grantor herein further covenants and agrees that the purchase price above-stated is in full compensation to her for this conveyance, and hereby releases Shelby County, Alabama and all of its

employees and officers from any and all damages to 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, I have hereunto set my hand and seal this the 15 day of December, 2005.

  
Nina J. McCord

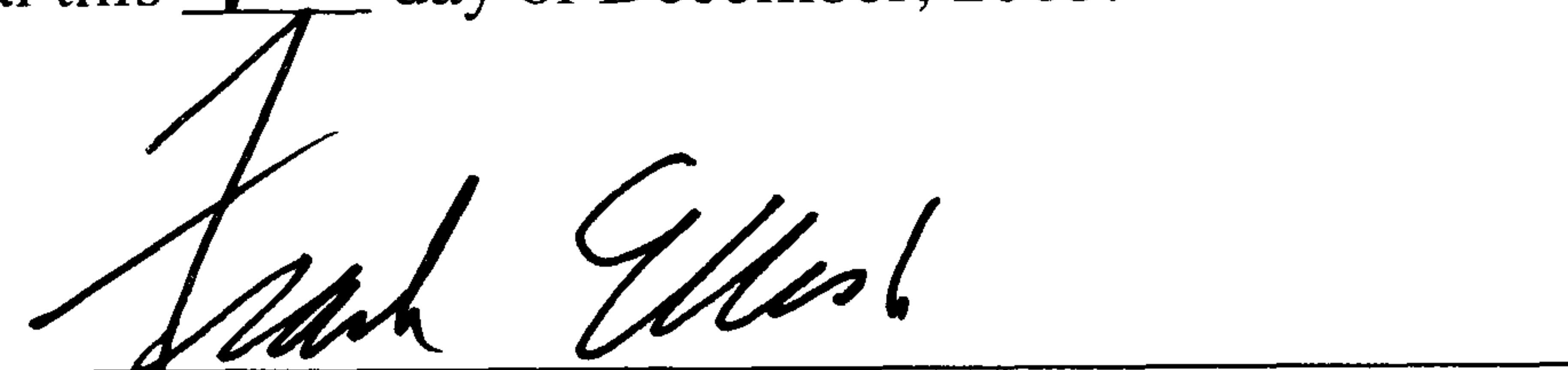
  
Kenneth McCord

  
Nina J. McCord, as Custodian and Trustee  
for Britney McCord and Joseph McCord

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nina J. McCord** and husband, **Kenneth McCord**, whose names 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 the conveyance, they executed the same voluntarily on the day the same bears date.

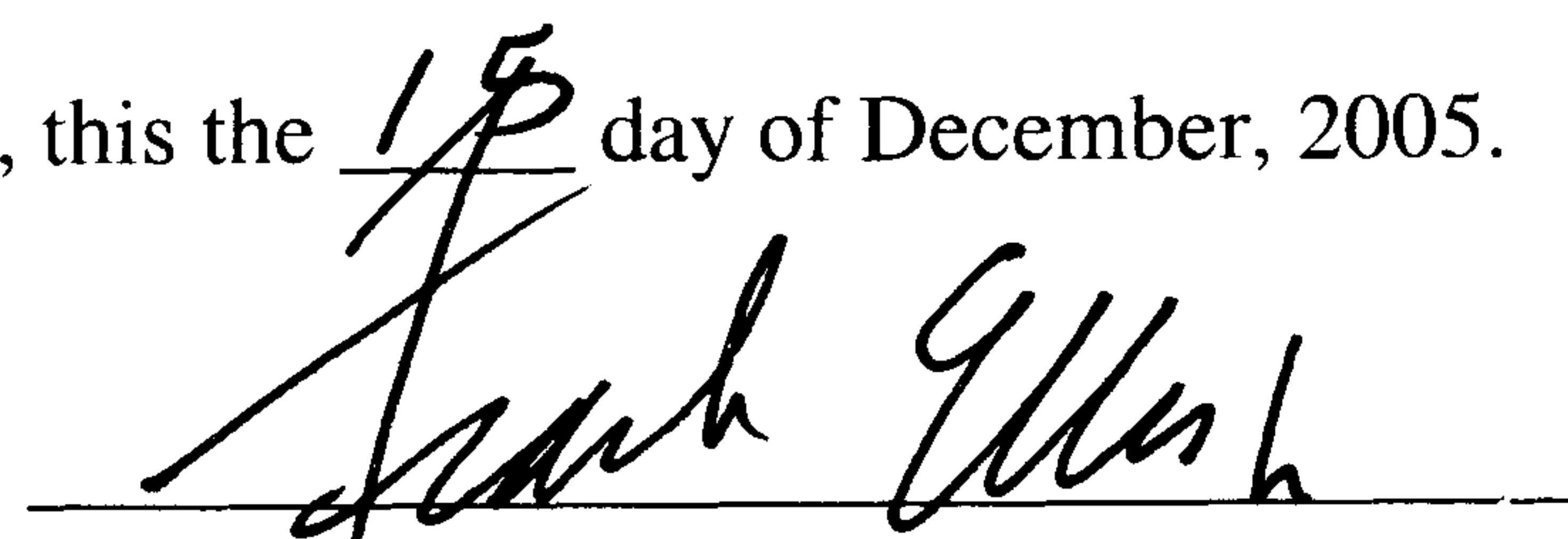
Given under my hand and official seal this 15 day of December, 2005.

  
Notary Public

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nina J. McCord**, whose name as **Custodian and Trustee for Britney McCord and Joseph McCord**, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she, as such Custodian and Trustee and with full authority, executed the same voluntarily for and as the act of said Britney McCord and Joseph McCord.

Given under my hand and official seal, this the 15 day of December, 2005.

  
Notary Public



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AXLE FOUND  
NW CORNER  
SECTION 19

3

NINA J. McCORD  
DB. 1998 PG. 28265

NW-NW  
SECTION 19  
T-20-S, R-1-W

NE-NW  
SECTION 19  
T-20-S, R-1-W

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 2 WEST  
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 1 WEST

P.I. STA. 23+54.74  
 $\Delta = 8^\circ 39' 16''$  L.T.  
D=709' 43" L.T.  
T=60.53' L.T.  
L=120.84'  
R=799.99'

2"IPF  
NW CORNER  
SW 1/4 OF NW 1/4  
SECTION 19

TOMS CREEK

J. ANTHONY JOSEPH  
DB. 1997 PG. 23615  
DB. 344 PG. 370

P.I. STA. 31+91.87  
 $\Delta = 28^\circ 06' 12''$  R.T.  
D=709' 43" L.T.  
T=60.53' L.T.  
L=120.84'  
R=799.99'

SW-NW  
SECTION 19  
T-20-S, R-1-W

SKETCH!

NOT A SURVEY

CAD FILE: T3.DWG

## ALABAMA HIGHWAY DEPARTMENT

3RD. DIV. - SHELBY CO., ALABAMA

Project No. ACGBBRZ-5900 ( )

County SHELBY

Tract No. 3

Owner NINA J. McCORD

Total Area 18.196 AC.

R.O.W. Required 0.013 AC.

Remainder 18.183 AC.

Scale 1"=200'