


THIS INSTRUMENT PREPARED BY
MIKE T. ATCHISON
P.O. Box 822
COLUMBIANA, AL

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. TAPAA-TA13(907)
CPMS PROJ. NO.
TRACT NO. 1
DATE: 10-27-2015

**FEE SIMPLE
WARRANTY DEED**


20151030000378890 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/30/2015 02:20:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars & No cutting of trees dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), **KATHRYN B. CAREY, a single woman**, have 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:

A part of the NW ¼ of SW ¼, Section 6, Township 21, Range 2 East, identified as Tract No. 1 on Project No TAPAA-TA13 (907) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the SE corner of the NW 1/4 of the SW 1/4 of Section 6, Township 21, Range 2 East,

Thence West along the South line of the NW ¼ of the SW ¼ a distance of 1303.35 feet to a point.

Thence turn an angle of 90°00'00" to the right and run 335.99 feet to a point on the south property line of the parcel described in DB 320, PG 520 (said point offset 14.61 feet, more or less, and perpendicular to the centerline of construction at station 110+99.26), which is the point of BEGINNING;

Thence N 00°03'50.65" W and along the required R/W line, a distance of 24.41 feet to a point on the required R/W line (said point offset 15.72 feet, more or less, and perpendicular to the centerline of construction at station 110+74.95);

Thence N 05°52'38.98" E and along the required R/W line, a distance of 45.52 feet to a point on the required R/W line (said point offset 23.06 feet, more or less, and perpendicular to the centerline of construction at station 110+30.04);

Thence N 03°41'14.74" E and along the required R/W line, a distance of 58.46 feet to a point on the required R/W line (said point offset 28.98 feet, more or less, and perpendicular to the centerline of construction at station 109+71.17);

Thence N 11°24'39.26" E and along the required R/W line, a distance of 23.43 feet to a point on the required R/W line (said point offset 24.39 feet, more or less, and perpendicular to the centerline of construction at station 109+47.08);

Thence N 02°24'21.16" E and along the required R/W line, a distance of 43.89 feet to a point on the north property line of the parcel described in DB 320, PG 520 (said point offset 25.89 feet, more or less, and perpendicular to the centerline of construction at station 109+03.22);

Thence N 89°24'02.50" W and along the north property line of the parcel described in DB 320, PG 520, a distance of 12.33 feet to a point on the present R/W line on Hebb Road (said point offset 13.56 feet, more or less, and perpendicular to the centerline of construction at station 109+03.19);

Thence S 00°15'02.50" E and along the present R/W line on Hebb Road, a distance of 194.51 feet to a point on the present R/W line on Hebb Road (said point offset 8.77 feet, more or less, and is perpendicular to the centerline of construction at station 110+98.47);

Thence S 85°32'00.00" E and along the south property line of the parcel described in DB 320, PG 520, a distance of 5.90 feet to the place of BEGINNING, containing 0.05 acres, more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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


AND FOR THE CONSIDERATION AFORESAID, 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 of 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 advalorem 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 in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) 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 (we) have hereunto set my (our) hand(s) and seal this the

30th day of October, 2015.


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KATHRYN B. CAREY

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Janet F Parson, a Notary Public, in and for said County in said State, hereby certify that Kathryn B Carey, whose name (s) is/are 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October 20 15.

Janet F Parson
NOTARY PUBLIC

My Commission Expires 10/4/16

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, a Notary Public 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.

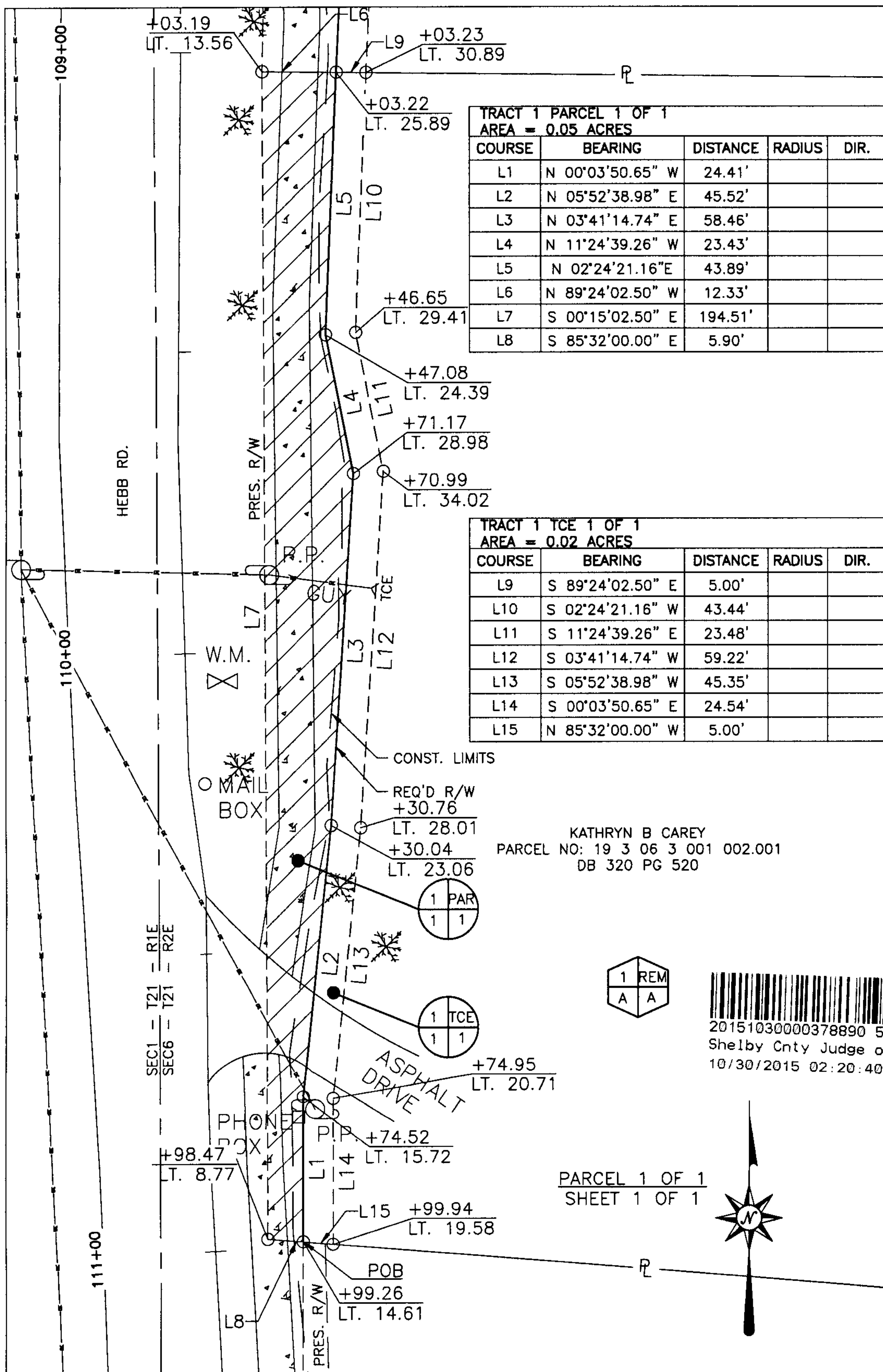
Given under my hand this _____ day of _____, A.D. 20 _____.

NOTARY PUBLIC

My Commission Expires _____



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TRACT NUMBER 1
OWNER: KATHRYN CAREY
TOTAL ACREAGE: 9.00 AC.
R/W REQUIRED: 0.05 AC.
REMAINDER: 8.95 AC.

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. TAPAA-TA13 (907)
COUNTY: SHELBY
SCALE: 1" = 20'
DATE: 10/26/2015
REVISED: