371

100.00

# QUITCLAIM DEED

State of Alabama)

Shelby County)

19790807000100690 1/2 $.00
Shelby Cnty Judge of Probate,AL
08/07/1979 12:00:00AM FILED/CERT

This Indenture, made and entered into on this the 7th day of August, 1979, by and between William B. Bailey and Janette H. Bailey, and A. Grey Till, Jr. and Jane Beason Till, of Shelby County, Alabama, as Grantors herein, and Harold B. Beason and Kathleen K. Beason as Grantees herein, WITNESSETH:

THAT, WHEREAS, L. T. Bounds, (now deceased), an unmarried man, did on or about the following two (2) occasions execute and deliver to Robert E. Berry and wife, Mary Sue Berry, (under whom Grantees herein claim), for the consideration therein mentioned, a conveyance of two (2) adjoining parcels of land in Shelby County, Alabama, hereinafter more particularly described, which two (2) conveyances are evidenced by warranty deeds dated:

(i) the 8th day of October, 1970 and recorded in the Probate Office of Shelby County, Alabama at Book 264, Pages 607 - 608; and

(ii) the 27th day of June, 1972, and recorded in said Probate Office at Book 275, Pages 34 - 35; and

BOOK 321 PAGE 366

WHEREAS, in each of the aforesaid conveyances, by mistake, the grantor therein, L. T. Bounds, referred to a certain point as the NW corner of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, in defining the point of origin of the parcel of land described therein, which point, upon subsequent survey, has been determined not to be the true NW corner of said 1/4 - 1/4 section, and in addition, that there are certain errors in the exact distances stated in the description of the property conveyed; and

WHEREAS, Grantors herein being the owners of record of property lying adjacent to and adjoining the aforesaid parcels and being desirous of preventing difficulty hereafter and to permit recordation of a deed which reflectes the true intention and agreement of the parties to the property hereinafter described, it is expedient to confirm the title of the property hereinafter described in the Grantees hereof.

NOW, THEREFORE, Witnesseth: That in consideration of the premises and one dollar to me paid by Grantees, receipt of which is hereby acknowledged, we, William B. Bailey, and wife, Janette H. Bailey, and A. Grey Till, Jr. and wife, Jane Beason Till, as Grantors herein, do hereby remise, release, quitclaim and convey to Harold B. Beason and Kathleen K. Beason, their heirs and assigns forever, all right, title and interest and claim which the Grantors have in or to the following described tract of real estate situated in Shelby County, State of Alabama, said tract being that same tract of land consisting of the two (2) adjoining parcels of land heretofore conveyed by L. T. Bounds to Robert E. Berry and wife, Mary Sue Berry by the two (2) conveyances more particularly identified hereinabove, as corrected as set forth herein, to-wit:

Begin at the Northwest corner of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence Southerly along the West boundary of said Section for 2747.64 feet; thence left 90 degrees and 00 minutes in an Easterly direction 150.00 feet; thence right 88 degrees and 58 minutes and 16 seconds in a Southerly direction 1356.54 feet to the Northwest corner of Bailey property; thence Easterly along the North boundary of said Bailey property 234.02 feet to the point of beginning; thence Northerly along the east boundary of Berry property and Till property 630.00 feet to an old 4 x 4 fence post; thence

Jack A.

East along a Southerly boundary of said Till property 285.00 feet, more or less, to the West right-of-way boundary of a county road; thence Southerly along said West boudnary 426.13 feet; thence right 2 degrees and 53 minutes in a Southerly direction along said West boundary 215.20 feet to the North-east corner of said Baily property; thence Westerly along said North boundary of Bailey property 166.00 feet, more or less, to the point of beginning; situated in Shelby County, Alabama.

To have and to hold the above described property to Grantees, their heirs and assigns forever.

In Witness Whereof, we, the undersigned Grantors, have hereunto set our hands and seals on this the day and year first above written.

BOOK 321 PAGE 367

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 AUG -9 PM 3:49
JUDGE OF PROBATE

19790807000100590 2/2 $.00
Shelby Cnty Judge of Probate,AL
08/07/1979 12:00:00AM FILED/CERT

State of Alabama)

Shelby County)

I, A. Grey Till, Jr. a notary public in and for said State At Large, hereby certify that William B. Bailey, Janette H. Bailey, and Jane Beason Till, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of August, 1979.

NOTARY PUBLIC

Notary Public - State At Large
My Commission expires April 28, 1982

State of Alabama)

Jefferson County)

I, Elsie C. Moon, a notary public in and for said County, in said State, hereby certify that A. Grey Till, Jr., whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, 1979.

Elsie C. Moon
Notary Public

This Instrument Prepared By:

A. Grey Till, Jr. Attorney-at-Law
450 Riverchase Parkway East
Birmingham, Alabama 35298