

to clear title

547

# QUIT CLAIM DEED

Send Tax Notice To: James L. King

c/o P. O. Box 1008

Alabaster, Alabama 35007

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE AND 00/100 (\$ 1.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, whether one or more, the receipt whereof is hereby acknowledged, I, JAMES L. KING, A MARRIED MAN, herein referred to as Grantor do hereby remise, release, quit claim and convey to NORTH SHELBY DEVELOPMENT GROUP, INC., herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of Lot 1, King's Meadow - First Sector, as recorded in Map Book 10, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama, for the Point of Beginning; thence Easterly along the South line of said Lot 1, and run 135.00 feet; thence right 87 degrees 06 minutes 23 seconds and run 263.57 feet; thence left 77 degrees 30 minutes 01 seconds and run 143.51 feet; thence right 23 degrees 11 minutes 38 seconds and run 24.52 feet; thence left 79 degrees 33 minutes 02 seconds and run 158.79 feet to the West Right-of-Way of King James Drive; said point being on a curve to the right, having a radius of 337.56 feet and being radial to the last described course; thence left and along arc and said Right-of-Way, run 168.20 feet; thence continue along extended tangent of said curve 211.13 feet to the P.C. of a curve to the left; said curve having a radius of 25.00 feet; thence along the arc of said curve 39.27 feet; thence along the extended tangent of said curve and South Right-of-Way of King Charles Place, and run 227.61 feet to the P.C. of a curve to the left, having a radius of 25.00 feet; thence along arc of said curve, run 34.62 feet to the P.R.C. of a curve to the right having a radius of 245.24 feet; thence along arc of said curve and along East Right-of-Way of King Charles Court, run 32.26 feet to the P.T.; thence continue along extended tangent of said curve and run 40.00 feet to the Point of Beginning.

The above described tract includes Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, Kingwood Townhomes - Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama, being a tract of land situated in Section 26, Township 20 South, Range 3 West.

Subject to ad valorem taxes for the year 1989, easements, restrictions and all other matters of public record.

THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set our hands and

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seals, this 1st day of December, 1989

James L. King (SEAL)  
James L. King

STATE OF ALABAMA )  
                              )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. King, a married man, 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 the conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 1st day of December, 1989.

John Burdette Bates  
Notary Public

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 DEC 11 AM 11:34

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax -----	\$ To Clear Title
2. Int. Tax -----	\$
3. Notary Fee -----	\$ 5.00
4. Notary Seal -----	\$ 3.00
5. Notary Stamp -----	\$ 1.00
6. Certified Stamp Fee --	\$
Total -----	\$ 9.00