

This instrument was prepared by:
JAMES R. COCKRELL, P.C.
725 Parkway Drive, SW, suite #1
Leeds, Alabama 35094

QUITCLAIM DEED

\$500.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of ONE DOLLAR and OTHER VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HAZEL ALEXANDER, a widow

(herein referred to as grantor, whether one or more), releases, quitclaims, grants, bargains, sells and conveys unto JENNIFER BYNUM (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama. Thence North 69 degrees, 26 minutes, 22 seconds East 568.14 feet to the north margin of a gravel road and the Point of Beginning (5/8" rebar), thence North 36 degrees, 18 minutes, 30 seconds East 780.56 feet to the south bank of a certain creek and a 5/8" rebar, thence northeasterly along said creek bank the following courses:
South 53 degrees, 52 minutes, 49 seconds
East 63.50 feet to a point, thence North 46 degrees, 06 minutes, 58 seconds
East 72.55 feet to a point, thence North 3 degrees, 16 minutes, 57 seconds
East 91.28 feet to a point, thence North 31 degrees, 30 minutes, 15 seconds
East 36.36 feet to a point, thence North 71 degrees, 33 minutes, 54 seconds
East 63.25 feet to a point, thence North 89 degrees, 04 minutes, 46 seconds
East 41.98 feet to a 5/8" rebar, thence leaving said creek bank South 9 degrees, 18 minutes, 21 seconds
East 618.92 feet to the north margin of said gravel road and a 5/8" rebar, thence North 84 degrees, 22 minutes, 20 seconds West 261.36 feet back to the Point of Beginning. Lying and being situated in the Southeast Quarter of the Southwest Quarter of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama. Containing 3.02 acres more or less.

LESS AND EXCEPT THE FOLLOWING: Commence at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama. Thence North 69 degrees, 26 minutes, 22 seconds East 568.14 feet to the north margin of a gravel road and the Point of Beginning (5/8" rebar), thence North 9 degrees, 13 minutes, 32 seconds West 210.00 feet to a 5/8" rebar, thence South 84 degrees, 22 minutes, 20 seconds East 210 feet to a 5/8" rebar, thence South 9 degrees, 13 minutes, 32 seconds East 210 feet to the north margin of said gravel road and 5/8" rebar, thence North 84 degrees, 22 minutes, 20 seconds West 210.00 feet back to the Point of Beginning. Lying and being situated in the Southeast Quarter of the Southwest Quarter of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama. Containing (0.979) acres more or less.

THIS INSTRUMENT PREPARED AT THE REQUEST OF GRANTEEES AND GRANTORS WITHOUT THE INSPECTION OF TITLE AND THE PREPARER OF THIS INSTRUMENTS MAKES NO GUARANTEES OR WARRANTIES WITH RESPECT TO SAID TITLE OF PROPERTY.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of December 1996.

Hazel Alexander
HAZEL ALEXANDER

12/09/1996-40424
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1996-40424

General Acknowledgment

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county and state, hereby certify that HAZEL ALEXANDER, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7th day of December, 1996



Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 7, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-40424

12/09/1996-40424
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 11.50