

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 2000-42829

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty Thousand Dollars and 00/100 (\$40,000.00) and other good and valuable consideration in hand paid by JANET GUTIERREZ, a single woman, the receipt of whereof is hereby acknowledged, the GRANTOR hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS unto AMADO GUTIERREZ, a single man, hereinafter called the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a found steel rebar corner marking the southeast corner of Lot 19 of Ripple Creek, Phase 2, First Addition (subdivision) as recorded in Map Book 14, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence North 00 degrees 02 minutes 02 seconds East along the east line of said Lot 19 and the east end of Dana Drive a distance of 200.03' to set steel corner; Thence run North 89 degrees 58 minutes 14 seconds West along the north line of said Dana Drive a distance of 55.60' to found rebar corner marking the southeast corner of Lot 20 of said Ripple Creek subdivision; Thence run North 00 degrees 02 minutes 00 seconds East along the east line of said Lot 20 a distance of 150.01' to a found rebar corner; Thence run North 89 degrees 57 minutes 33 seconds West along the rear lot lines of Lots 20, 21, 22, 23, 24 and 25 of said Ripple Creek subdivision a distance of 587.23' to a found rebar corner on the east margin of Shelby County Highway No. 17; Thence run North 09 degrees 16 minutes 29 seconds East along said margin of said Highway a distance of 52.74' to a found rebar corner; Thence run North 81 degrees 19 minutes 38 seconds East a distance of 212.06' to a found rebar corner; Thence run North 08 degrees 40 minutes 09 seconds West a distance of 98.61' to a found rebar corner; Thence run North 78 degrees 13 minutes 37 seconds East a distance of 277.00' to a found rebar corner; Thence run North 07 degrees 39 minutes 52 seconds East a distance of 82.53' to a found rebar corner; Thence run South 89 degrees 31 minutes 21 seconds East a distance of 525.38' to a found rebar corner on the west bank of McHenry Creek; Thence run South 18 degrees 52 minutes 36 seconds East along the said west bank of said creek a distance of 223.14' to a found rebar corner; Thence run South 23 degrees 55 minutes 51 seconds East along the said bank of said creek a distance of 222.44' to a corner; Thence run South 04 degrees 13 minutes 59 seconds East a distance of 241.37' to a corner in McHenry Creek; Thence run South 14 degrees 35 minutes 56 seconds East a distance of 240.43' to a corner in McHenry Creek; Thence run South 87 degrees 24 minutes 26 seconds West a distance of 525.00' to a set rebar corner; Thence run South 02 degrees 35 minutes 34 seconds East a distance of 107.41' to a set rebar corner; Thence run North 89 degrees 14 minutes 56 seconds West a distance of 234.64' to a set rebar corner; Thence run North 00 degrees 02 minutes 02 seconds East a distance of 150.00' to a set rebar corner; Thence run South 89 degrees 57 minutes 58 seconds East a distance of 145.00' to set rebar corner; Thence run North 00 degrees 02 minutes 02 seconds East a distance of 200.00' to the point of beginning.

Subject to all easements, restrictions, and rights of way of record, if any. Legal description was provided by the GRANTEE herein and was taken from a survey conducted by Joseph Edward Conn, Jr., dated 13 SEP, 2000. This instrument was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to said GRANTEE forever.

12/12/2000-42829
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 54.00

GRANTOR acknowledges that Twelve Thousand Dollars and 00/100 (\$12,000.00) of the purchase price has been paid in cash money and the remaining Twenty-Eight Thousand Dollars and 00/100 (\$28,000.00) is secured by a mortgage executed simultaneously herewith.

Given under my hand and seal, this the 12 day of DEC., 2000.

Janet Gutierrez
JANET GUTIERREZ
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JANET GUTIERREZ, 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 12 day of DEC., 2000.

Chet [Signature]
NOTARY PUBLIC
My Commission Expires: 24 JAN, 2004

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