20020930000468090 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
09/30/2002 08:58:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

Crowson & Morrison, LLC
Post Office Box 278
Columbiana, Alabama 35051

Send Tax Notice To:

Stewart D. Ledford
1407 Highway 99
Shelby, Alabama 35143

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That pursuant to the Final Judgment of Divorce entered in the Circuit Court of Shelby County, DR02-602, entered Sept. 17, 2002, I, Melody Ledford, (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto Stewart D. Ledford (herein referred to as Grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

> Begin at the Southwest corner of Section 4, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 87 degrees 30 minutes 03 seconds East 345.14 feet to the West right of way line of a paved road (Co. Rd. 99); thence North 10 degrees 01 minutes 22 seconds West along said right of way 141.0 feet; thence North 87 degrees 27 minutes 31 seconds West 306.32 feet; thence South 05 degrees 55 minutes 19 seconds West 138.12 feet back to the point of beginning. Being located in the SW 1/4 of SW 1/4, Section 4, Township 24 North, Range 15 East, Shelby County, Alabama,

together with the appurtenances thereunto belonging.

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 Grantee, his 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 said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the 16 day of Sept, 2002.

Melody Ledford
Melody Ledford

STATE OF ALABAMA)
SHELBY COUNTY)

I, Stephanie F. Rowlier, a Notary Public in and for said County, in said State, hereby certify that Melody Rushton, 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 has executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 16th day of September, 2002.

Stephanie F. Rowlier
Notary Public
My Commission Expires: 10-11-04

Stewart D. Ledford
P.O. Box 681
Shelby, AL 35143