

After recording, return to:
Timothy M. Halligan
McGee & Oxford, LLP
2800 Tower Place
3340 Peachtree Road, N.E.
Atlanta, GA 30326

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

This INDENTURE, made and executed this 26th day of February, 2003, between **DOROTHY B. HARDEMAN**, as party of the first part, hereinafter called "Grantor", and **RALPH N. HARDEMAN**, as party of the second part, hereinafter called "Grantee": (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor does hereby remise, convey, and forever QUITCLAIM, without consideration, unto the said Grantee her entire interest in the parcels of property described below:

PARCEL 1:

Lot 4, Block 2 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 266.14 feet to the point of beginning; thence continue North along said line a distance of 315.0 feet; thence turn an angle of 72 degrees 33 minutes 01 seconds to the left and run a distance of 1469.89 feet to the East right of way line of County Highway No. 39; thence turn an angle of 78 degrees 56 minutes to the left and run along said right of way a distance of 111.19 feet; thence turn an angle of 0 degrees 54 minutes to the right and run along the arc of a curve (whose Delta angle is 1 degree 48 minutes, tangent distance is 23.33 feet, radius is 1485.15 feet, length of arc is 46.93 feet; thence turn an angle of 96 degrees 43 minutes to the left and run a distance of 1599.24 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3 and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, all in Township 20 South, Range 1 West, Shelby County, Alabama.

QUITCLAIM DEED FROM DOROTHY B. HARDEMAN TO RALPH N. HARDEMAN

PARCEL 2:

A triangular wedge of land out of the Northwest corner of Lot 3, Block 2, Gilbert Estate (1964), more particularly described by metes and bounds as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 266.20 feet to a point; thence turn 67 degrees 12 minutes 59 seconds left and run Northwesterly 1300.10 feet to the point of beginning of the property being described; thence continue along last described course 300.00 feet to a point on the Easterly margin of Shelby County Highway No. 39; thence turn 163 degrees 18 minutes 03 seconds left and run Southeasterly 313.21 feet to a point; thence turn 106 degrees 41 minutes 57 seconds left and run North-Northeasterly 90.00 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., RLS #9049, dated May 9, 1995.

THE DESCRIPTIONS OF PARCELS 1 AND 2 COMBINED ARE DESCRIBED AS FOLLOWS:

PARCEL 3:

Lot 4, of Block 2, and a portion of Lot 3 of Block 2, of GILBERT ESTATE, as shown by map made by Frank W. Wheeler of November 20, 1964, shown hereon and more particularly described to-wit: From the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West; run thence North along the accepted East boundary of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 266.20 feet to a $\frac{1}{2}$ inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 317.54 feet to a $\frac{1}{2}$ inch rebar; thence turn 72 degrees 30 minutes 40 seconds left and run 1466.27 feet to a $\frac{3}{4}$ inch pipe on the Easterly boundary of Shelby County Highway No. 39 (80-foot right of way); thence turn 80 degrees 17 minutes 01 seconds left and run 121.20 feet along said road boundary to a broken 6 inch x 6 inch concrete monument; thence turn 07 degrees 51 minutes 09 seconds right and run a chord distance of 36.19 feet to a $\frac{3}{4}$ inch pipe; thence turn 85 degrees 29 minutes 18 seconds left and run 313.23 feet to a $\frac{1}{2}$ inch rebar; thence turn 106 degrees 43 minutes 29 seconds left and run 89.99 feet to a $\frac{1}{2}$ inch rebar; thence turn 89 degrees 58 minutes 25 seconds right and run 1300.05 feet to the point of beginning of herein described parcel of land. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West, and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20, Range 1 West.

This is the same property conveyed to Ralph N. Hardeman and Dorothy B. Hardeman, as joint tenants with right of survivorship, from Phillip M. Alford and Carol M. Alford by Warranty Deed dated July 28, 1999, which was recorded in the Shelby County, Alabama Records on July 29, 1999. This conveyance is made subject to any and all mortgage debt that encumbers this described property. This conveyance is also made subject to easements, restrictions, rights of way, and permits of record. Title to minerals previously excepted.

QUITCLAIM DEED FROM DOROTHY B. HARDEMAN TO RALPH N. HARDEMAN

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to said premises or appurtenances, or any rights thereof.


IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

20031013000684880 Pg 3/3 27.00
Shelby Cnty Judge of Probate, AL
10/13/2003 09:38:00 FILED/CERTIFIED

GRANTOR

Signed, sealed, and delivered
in the presence of:

Jean B. Halligan
Witness

[Signature]
Notary Public
[Notary Seal] 

[Signature] (Seal)
DOROTHY B. HARDEMAN