



This Instrument was Prepared by:
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Send Tax Notice:
Debbie K. Shedd

*Debbie K. Shedd
506 Dusty Hollow Rd.
Columbianna Alabama 35031*

STATE OF ALABAMA)
) **QUITCLAIM DEED**
SHELBY COUNTY)

\$ 5,000.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars & 00/100 Dollars (\$500.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Alton J. Shedd, a married man** hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Debbie K. Shedd, a married woman**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate as described below, situated in Shelby County, Alabama:

Part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of SE 1/4 all in Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Northeast corner of the SE 1/4 of NE 1/4 of said Section, run in a Southerly direction along the East line of said SE 1/4 of NE 1/4 for a distance of 927.46 feet to the point of beginning; thence continue along last mentioned course for a distance of 440.36 feet, more or less, to the Southeast corner of said Se 1/4 of NE 1/4; thence turn an angle to the right of 51 degrees 11 minutes 55 seconds and run in a Southwesterly direction for a distance of 382.03 feet; thence turn an angle to the right of 81 degrees 48 minutes 05 seconds and run in a Northwesterly direction for a distance of 143.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 232.32 feet and a central angle of 21 degrees 35 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 87.51 feet to the end of said concave; thence run in a Northwesterly direction along a line tangent to end of said curve for a distance of 131.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 408.09 feet and a central angle of 10 degrees 34 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 75.26 feet; thence turn an angle to the right and run in a Northeasterly direction for a distance of 639.47 feet, more or less, to the point of beginning. **LESS AND EXCEPT ATTACHED EXHIBIT "A"**

Subject to easements, restrictions and rights or way of record. Subject to applicable zoning and subdivision ordinances.

Note: This instrument was prepared without benefit of title search.

Note: This instrument is being executed pursuant a divorce settlement found in the Circuit Court of Shelby County, Alabama Case Number **DR 2004-303**.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 19 of January, 2005.

GRANTOR

Alton J. Shedd (L.S.)
Alton J. Shedd

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Joseph E. Waldron, a Notary Public for the State at Large, hereby certify that the above posted name, Alton J. Shedd, which is signed to the foregoing QuitClaim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th day of January, 2005.

Joseph E. Waldron
NOTARY PUBLIC
My Commission Expires: 6/28/06

EXHIBIT "A"

Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 29, Township 21 south, Range 1 west, Shelby County, Alabama and run thence South 01 degree 47 minutes 41 seconds East along the east line of said quarter-quarter section a distance of 927.46' to a found two inch open top pipe corner and the point of beginning of the property being described; Thence continue last described course a distance of 440.62' to a found two inch open top pipe corner; Thence run North 60 degrees 24 minutes 31 seconds West a distance of 393.47' to a set rebar corner; Thence run South 57 degrees 20 minutes 36 seconds West a distance of 228.51' to a set rebar corner on the easterly margin of DUSTY HOLLOW ROAD in a curve to the left having a central angle of 04 degrees 13 minutes 01 second and a radius of 408.09' Thence run northwesterly along the arc of said curve an arc distance of 30.03' to a found rebar corner; Thence run North 57 degrees 20 minutes 27 seconds East a distance of 639.24' to the point of beginning, containing 2.0 acres. Property is subject to any and all agreements, easements, restrictions and / or limitations of probated record, regulation or applicable law.