


\$10,000.00

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
2163 HIGHWAY 31 SOUTH, SUITE 102
PELHAM, ALABAMA 35124
(205) 987-2211

✓ SEND TAX NOTICE TO:
Don L. Utz
1150 Country Club Circle
Birmingham, AL 35244


20050225000090120 Pg 1/1 21.00
Shelby Cnty Judge of Probate:AL
02/25/2005 10:05:00 FILED/CERTIFIED

QUITCLAIM DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration and pursuant to the Final Decree of Divorce Case No. DR 04-484 in the Circuit Court of Shelby County, Alabama, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Karen R. Utz an unmarried woman (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to Don L. Utz (hereinafter called Grantee) all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:


Lot 2729, according to the survey of Riverchase County Club, 27th Addition, Residential Subdivision, as recorded in Map Book 11 page 56 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

1. Building setback line of 35 feet from Country Club Circle on recorded plat.
2. Public easements on recorded plat, including irregular easement on the Westerly side; 7.5 feet on the Westerly side; 20 feet through lot and 7.5 feet on the Northerly side of lot.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) in Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550, and amended as Instrument #1993-21228 and Map Book 11 page 56 and Notice of Compliance Certificate recorded in Misc. Book 34 Page 549.
4. Transmission line permits to Alabama Power Company in Deed 311 page 801.
5. Easement to Alabama Power Company in Real 167 page 350.
6. Agreement with Alabama Power Company as to underground cables in Real 153 page 601 and covenants pertaining thereto in Real 153 page 594.
7. Mineral and mining rights in Deed 127 page 140.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

Given under my hand and seal, this the 22 day of Feb, 2005.



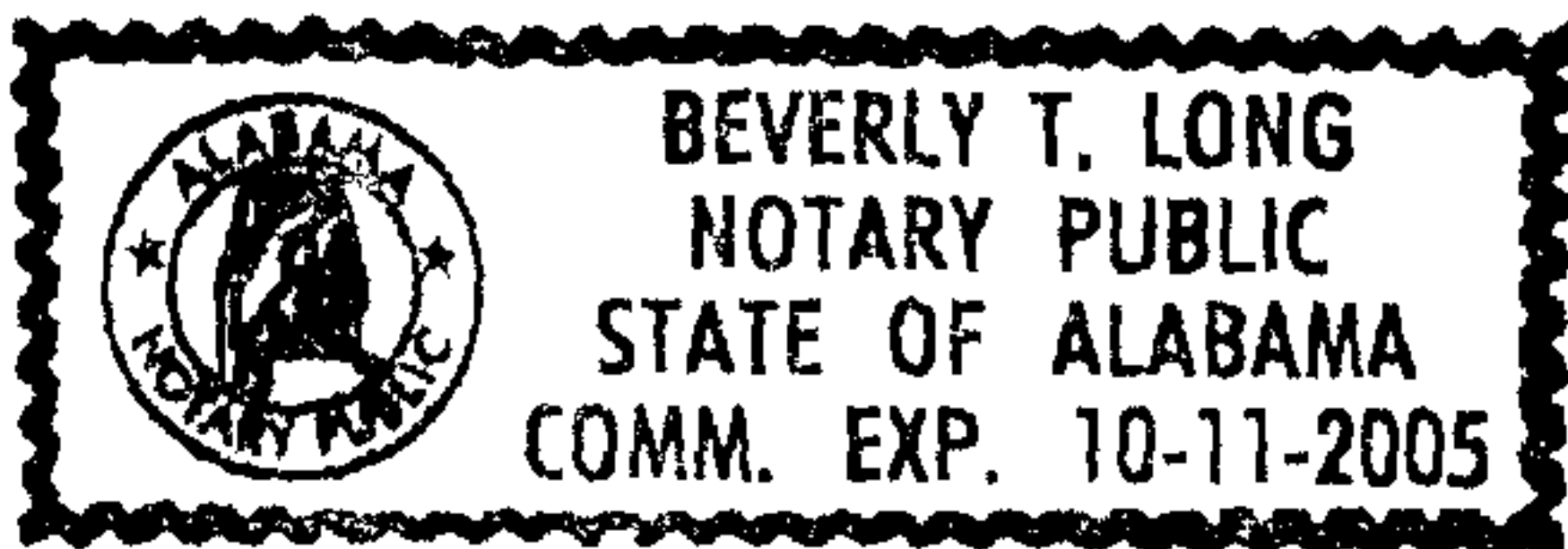
Karen R. Utz


STATE OF ALABAMA)
SHELBY COUNTY)

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen R. Utz, an unmarried woman, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 2005.





Notary Public
My Commission Expires: 10-11-2005