



20050719000360740 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/19/2005 10:45:38AM FILED/CERT

Document prepared by:

Christine Snyder
Stewart Mortgage Information
290 Bilmar Drive
Pittsburgh, PA 15205

After recording return to:

Stewart Mortgage Information
E-Title Pittsburgh
290 Bilmar Drive
Pittsburgh, PA 15205

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THAT FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) in hand paid to the undersigned the receipt whereof is hereby acknowledged, the undersigned CARVIN THOMAS DAVIS, JR., hereinafter referred to as "Grantor", does hereby remise, release, convey, and forever quitclaim unto CARVIN THOMAS DAVIS, JR. AND ANNETTE DAVIS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter "Grantees", all his/her right, title, interest, and claim in or to the following described real estate (or lands), situated in the County of SHELBY, State of Alabama, to-wit:

SEE ATTACHED "EXHIBIT A"

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

The source of title in Grantor(s) is by Warranty deed recorded in the office of the Register of Deeds in Book 188, at page 57, of SHELBY County, Alabama.

Taxes for tax year 2005 shall be ☐ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☒ paid by Grantees, or ☐ paid by Grantor.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ { * } .00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

* \$127,000.00

WITNESS Grantor(s) hand(s) this the 9 day of June, 2005.



Grantor

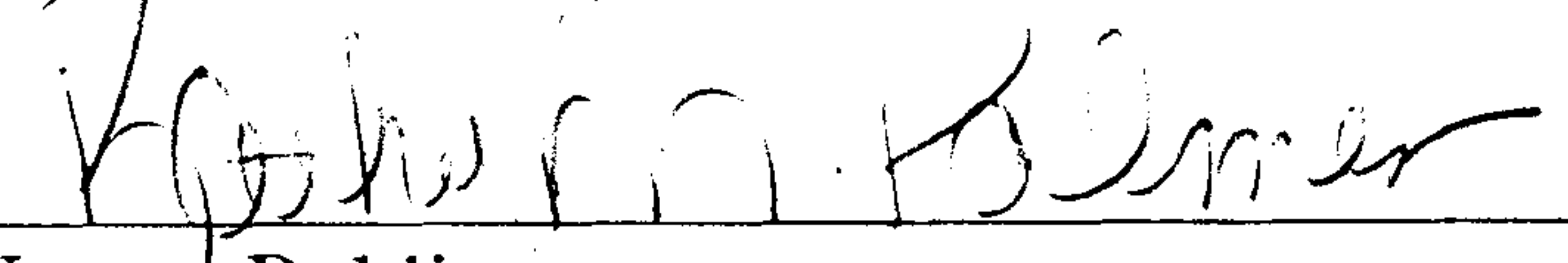
"Per county, full consideration is being covered by the mortgage" **CARVIN THOMAS DAVIS, JR.**

Grantor

STATE OF ALABAMA

COUNTY OF SHELBY

On this 10th day of June, 2005, before me personally appeared **CARVIN THOMAS DAVIS, JR.**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.



Notary Public

Printed Name: Kathryn M. Palmer

Commission Expires:

10-28-2005

Grantor(s) Name, Address, phone:

CARVIN THOMAS DAVIS, JR.
1225 Hwy 86
Calera, AL 35040

205-668-3256

Grantee(s) Name, Address, phone:


CARVIN & ANNETTE DAVIS
1225 Hwy 86
Calera, AL 35040

205-668-3256

SEND TAX STATEMENTS TO GRANTEE

File No: 163622

**“EXHIBIT A”
Legal Description**


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ALL THAT PARCEL OF LAND IN COUNTY OF SHELBY, STATE OF ALABAMA AS MORE FULLY DESCRIBED IN BOOK 188 PAGE 57 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NE QUARTER OF THE SE QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID QUARTER - QUARTER SECTION AND THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID QUARTER - QUARTER SECTION FOR A DISTANCE OF 457.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 224.0 FEET; THENCE SOUTH 0 DEGREES 55 MINUTES 14 SECONDS WEST AND RUN 1029.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY #86; THENCE NORTH 67 DEGREES 00 MINUTES 26 SECONDS EAST AND RUN 24499 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY #86; THENCE NORTH 0 DEGREES 55 MINUTES 15 SECONDS AND RUN 933.47 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, ACCORDING TO SURVEY DATED MAY 31, 1988 BY ROBERT C. FARMER, REGISTERED LAND SURVEYOR #14720.

APN: 28-6-13-0-000-010.003