

This instrument was prepared by:  
**Mike Atchison**  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
**Jeffrey Tyus**

**STATE OF ALABAMA,  
SHELBY COUNTY**

## **QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **FIVE THOUSAND Dollars and 00/100 (\$5,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Vermell Richardson, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Jeffrey Tyus** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit A for Legal Description

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

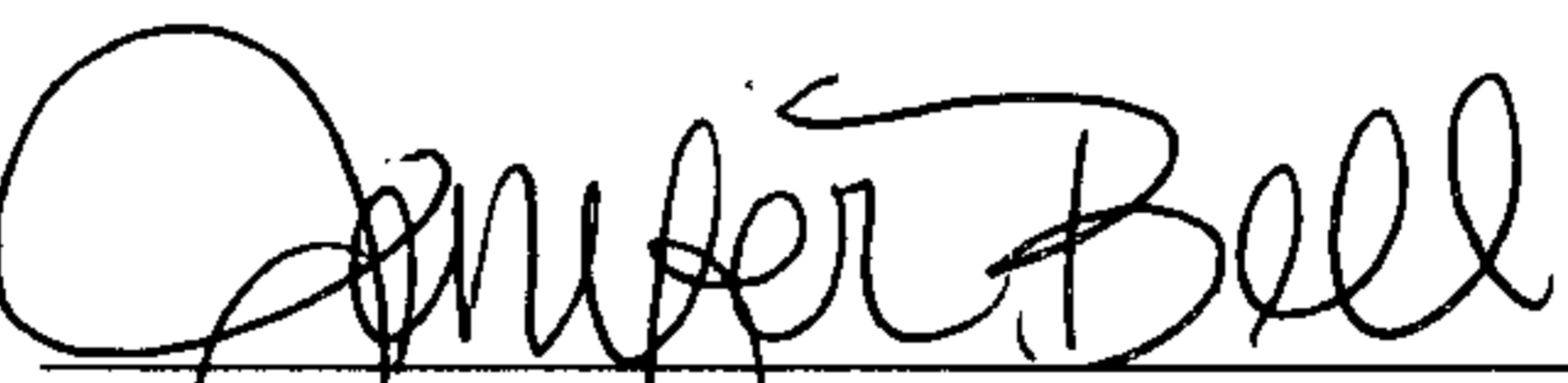
Given under my hand and seal, this 26 day of April, 2010.

  
**Vermell Richardson**


**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Vermell Richardson**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 21<sup>st</sup> day of April, 2010.

  
Notary Public  
My Commission Expires: 6/5/13

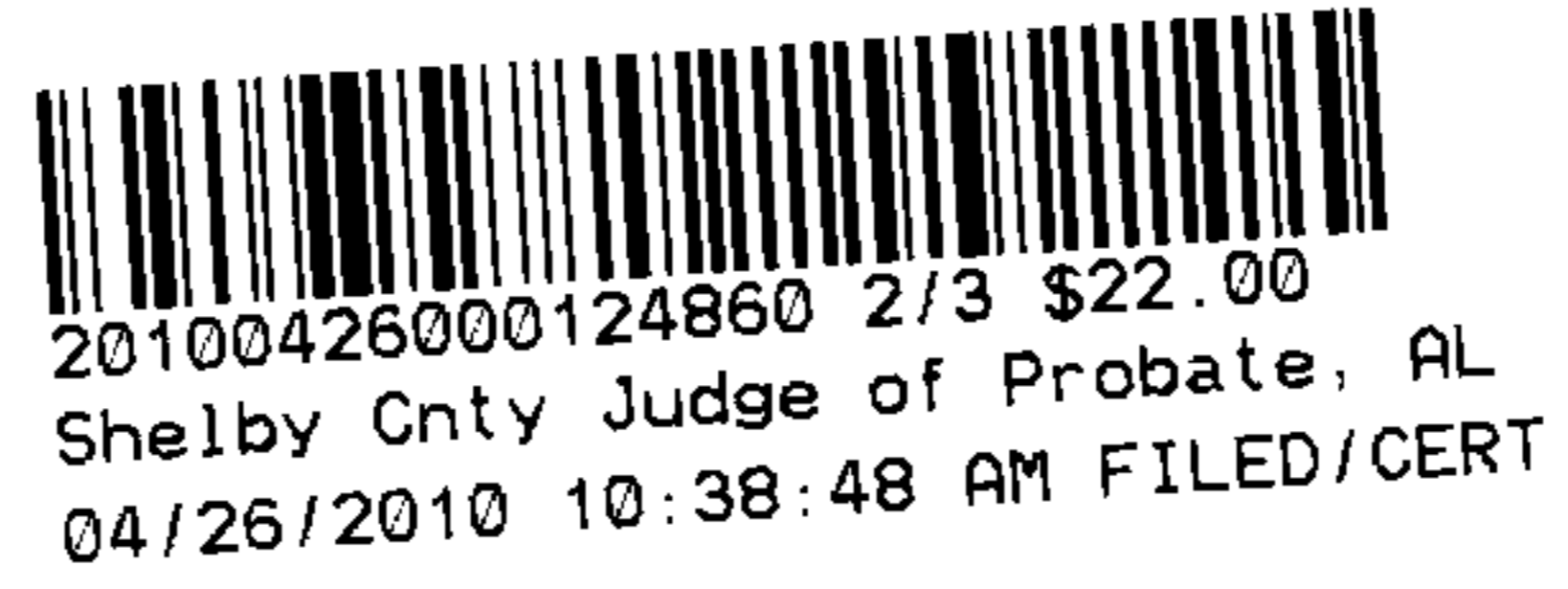
Shelby County, AL 04/26/2010  
State of Alabama  
Deed Tax : \$5.00

  
20100426000124860 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/26/2010 10:38:48 AM FILED/CERT

**Exhibit A**  
**Legal Description**

Commence at the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; thence N 11 degrees 33 minutes 00 seconds East, a distance of 723.89'; thence N 73 degrees 40 minutes 26 seconds East, a distance of 233.49'; to the POINT OF BEGINNING; thence continue along the last described course, a distance of 104.08'; thence N 16 degrees 19 minutes 34 seconds West; a distance of 131.75'; thence S 73 degrees 40 minutes 26 seconds West, a distance of 104.08'; thence S 16 degrees 19 minutes 34 seconds East, a distance of 131.75'; to the POINT OF BEGINNING.

Being part of block 4 S.D. Brown survey of East Montevallo, being part of Deed 128, Page 580.





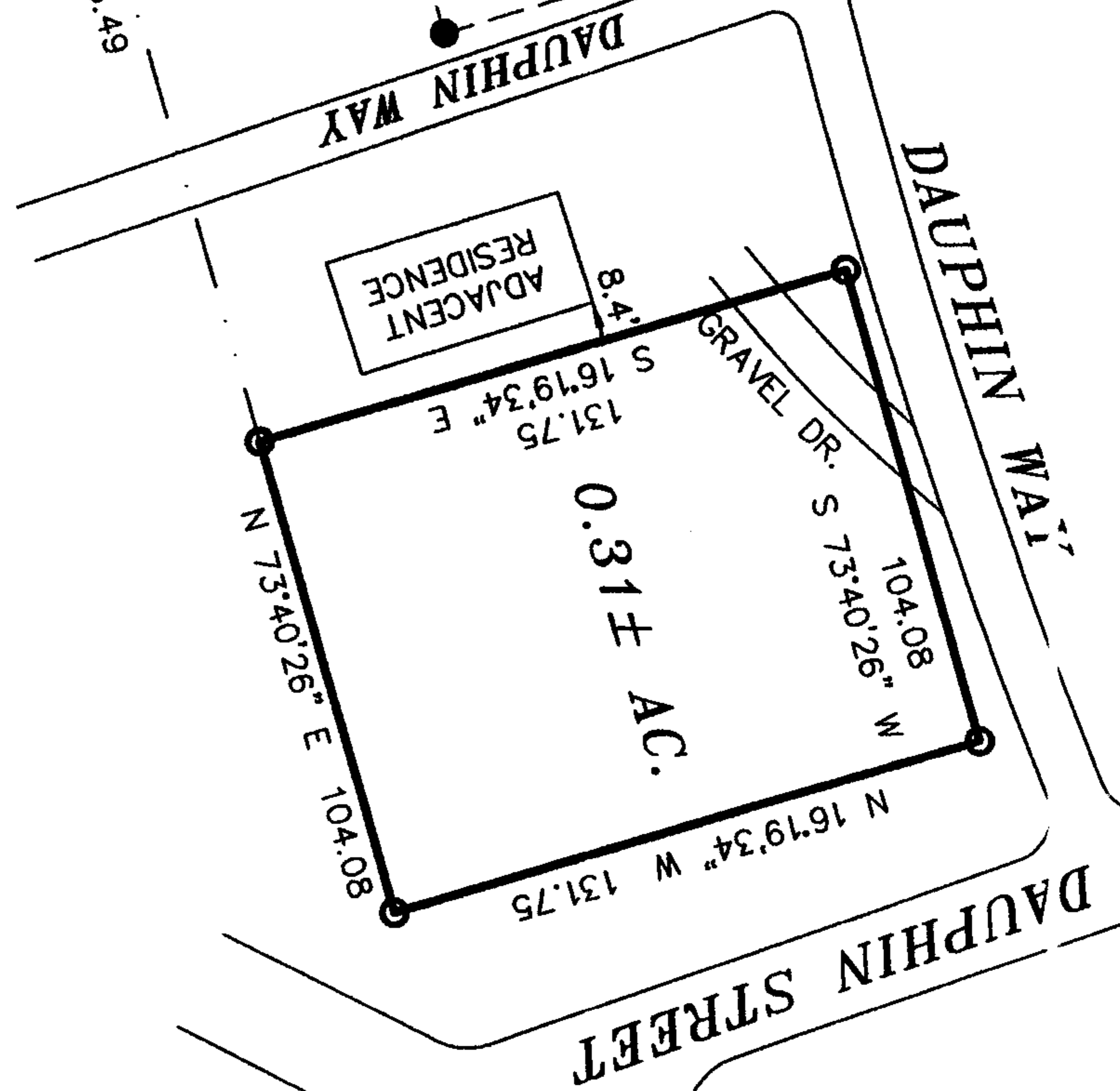
20100426000124860 3/3 \$22.00  
 Shelby Cnty Judge of Probate, AL  
 04/26/2010 10:38:48 AM FILED/CERT

SW CORNER  
 SW 1/4 - NW 1/4  
 SEC. 3, T-24N, R-12E  
 SHELBY COUNTY, AL  
 RE-ESTABLISHED BY PLAT

S 16°21'0" E 150.13  
 FROM RODNEY SHIFLETT PLAT.

STATE OF ALABAMA  
 SHELBY COUNTY

**BOUNDARY SURVEY**



I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; thence N11°33'00"E, a distance of 723.89'; thence N73°40'26"E, a distance of 233.49' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 104.08'; thence N16°19'34"W, a distance of 131.75'; thence S73°40'26"W, a distance of 104.08'; thence S16°19'34"E, a distance of 131.75' to the POINT OF BEGINNING.

Said Parcel containing 0.31 acres, more or less.

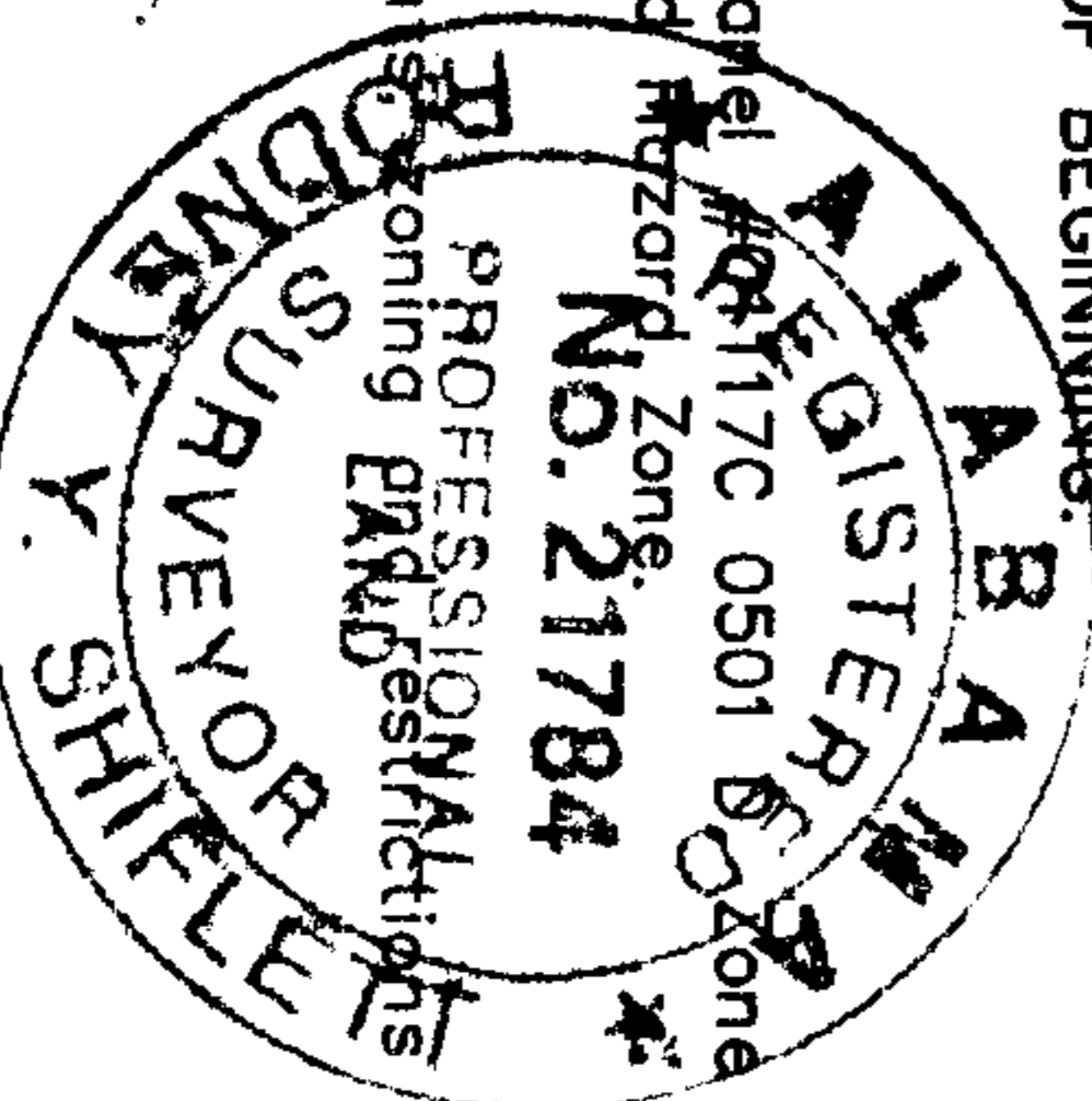
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #04117C 0501 B, Zone 'X', dated September 29, 2006 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTES:  
 This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements and restrictions that may be found in the Probate Office of said County.

This survey is based in part on a survey completed by Rodney Shiflett, dated March 12, 2004.

According to my survey of April 5, 2010

*Rodney Y. Shiflett*  
 Rodney Y. Shiflett A. Reg. #21784



**LEGEND**

- 1/2" REBAR SET
- IRON PIN FOUND
- ROW
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP

JOB NO. 10113  
 DATE 4/5/10 DATE OF FIELD SURVEY 4/2/10  
 ADDRESS DAUPHIN WAY SCALE 1" = 60'  
 DRAWN BY H. LETTS CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

P.O. BOX 204  
 COLUMBIANA, ALABAMA 35051  
 TEL. 205-669-1205 FAX. 205-669-1298