

33,000 \$15,000 JAH

2010081900026660 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
08/19/2010 01:35:02 PM FILED/CERT

Document Prepared By:

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QUITCLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, JAMES FORSTMAN and wife EDWINA FORSTMAN AND KRISTEN PHIPPS, hereby remises, releases, quit claims, grants, sells, and conveys to: JAMES FORSTMAN AND WIFE EDWINA FORSTMAN (hereinafter called Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SHIFLETT & WALLACE SURVEY, AS RECORDED IN MAP BOOK 18, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND SITUATED NORTH OF SHELBY COUNTY HIGHWAY NO. 43 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE RUN NORTHERLY ALONG THE WEST SECTION LINE 179.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 43, WHICH LIES 35 FEET DISTANCE FROM AND PARALLEL TO THE CORNER OF THE ROAD; THENCE DEFLECT RIGHT 85 DEGREES 12 MINUTES 20 SECONDS AND RUN NORTHEASTERLY 800.00 FEET ALONG SAID RIGHT OF WAY LINE TO TILE POST OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 326.26 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 94 DEGREES 44 MINUTES 09 SECONDS LEAVING SAID ROAD, AND RUN NORTHERLY AND *PARALLEL* TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION FOR 210.00 FEET TO A POINT; THENCE TURN A RIGHT A INTERIOR ANGLE OF 265 DEGREES 15 MINUTES 51 SECONDS AND RUN NORTHEASTERLY AND PARALLEL TO HIGHWAY NO. 43 FOR 210.00 FEET TO A POINT ON THE EAST 1/4-1/4 LINE; THENCE TURN A RIGHT INTERIOR ANGLE OF 94 DEGREES 44 MINUTES 09 SECONDS AND RUN NORTHERLY ALONG THE EAST 1/4-1/4 LINE 814.26 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE TURN A RIGHT INTERIOR ANGLE 90 DEGREES 33 MINUTES 05 SECONDS AND RUN WESTERLY ALONG THE NORTH 1/4-1/4 LINE 524.12 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 90 DEGREES 00 MINUTES AND RUN SOUTHERLY 1,073.63 FEET TO THE NORTH LINE OF SAID HIGHWAY N0.43 AND THE POINT OF BEGINNING, MAKING A CLOSING INTERIOR ANGLE OF 84 DEGREES 42 MINUTES 46 SECONDS BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

A PART OF LOT 3, ACCORDING TO THE SHIFLETT & WALLACE SURVEY AS RECORDED IN MAPBOOK 18, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING *MORE* PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN WITH CAP FOUND AT THE SOUTHWEST CORNER OF LOT 3 OF THE SHIFLETT & WALLACE SURVEY AS RECORDED IN MAP BOOK 18, ON PAGE 44, IN THE OFFICE OF THE JUDGE OF PROBATE, *SHELBY* COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG AND WITH THE WEST LOT LINE 1,068.61 FEET, TO A 3/4-INCH OPEN IRON PIPE FOUND AT THE NORTHWEST LOT CORNER; THENCE TURN RIGHT 90 DEGREES AND RUN

EASTERLY ALONG AND WITH THE NORTH LOT LINE 205.65 FEET TO A 1/2-INCH IRON PIN WITH CAP SET; THENCE TURN RIGHT 90 DEGREES AND RUN SOUTHERLY 1,049.58 FEET TO A 1/2-INCH IRON PIN WITH CAP SET ON THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 43; THENCE TURN RIGHT 84 DEGREES 42 MINUTES 46 SECONDS AND RUN WEST-SOUTHWESTERLY ALONG AND WITH SAID RIGHT OF WAY LINE 206.53 FEET TO THE POINT OF BEGINNING, MAKING A CLOSING RIGHT INTERIOR ANGLE OF 84 DEGREES 42 MINUTES 46 SECONDS.

SUBJECT TO.

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

NOTICE:


AT THE GRANTOR AND GRANTEE'S REQUEST, NO POLICY FOR TITLE INSURANCE HAS BEEN REQUESTED IN THE TRANSFERRING OF THIS PROPERTY.

GIVEN UNDER HIS HAND AND SEAL THIS THE 10th DAY OF August, 2010.

Witnesses:

James Forstman (SEAL)
JAMES FORSTMAN
Edwina Forstman (SEAL)
EDWINA FORSTMAN
Kristen Phipps (SEAL)
KRISTEN PHIPPS

STATE OF ALABAMA }
Jefferson COUNTY }


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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that James Forstman, a married man 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of August, 2010.

[Signature]
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS
STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Edwina Forstman, a married 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of August, 2010.

[Signature]
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS
STATE OF ALABAMA }
Jefferson COUNTY }

State of Alabama
Deed Tax : \$15.00

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kristen Phipps, [Redacted] 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of August, 2010.

[Signature]
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS