

STATE OF ALABAMA)
SHELBY COUNTY)

Client Ref.214872

\$ 33,720.00
BS.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **NTA Property Management, LLC** (hereinafter called the Grantor), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Harold Walter Skalka and wife, Barbara J. Skalka**(hereinafter called Grantee), 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 of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #: 58/04/06/24/0/000/002.000

SEE ATTACHED EXHIBIT "A" marked as Schedule "A".

- 1) **Subject to easements, restrictions and right of ways of record.**
- 2) **Preparer has no opinion as to title.**

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this the 2nd day of ^{June} May, 2010.

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

NTA Property Management, LLC

By: 

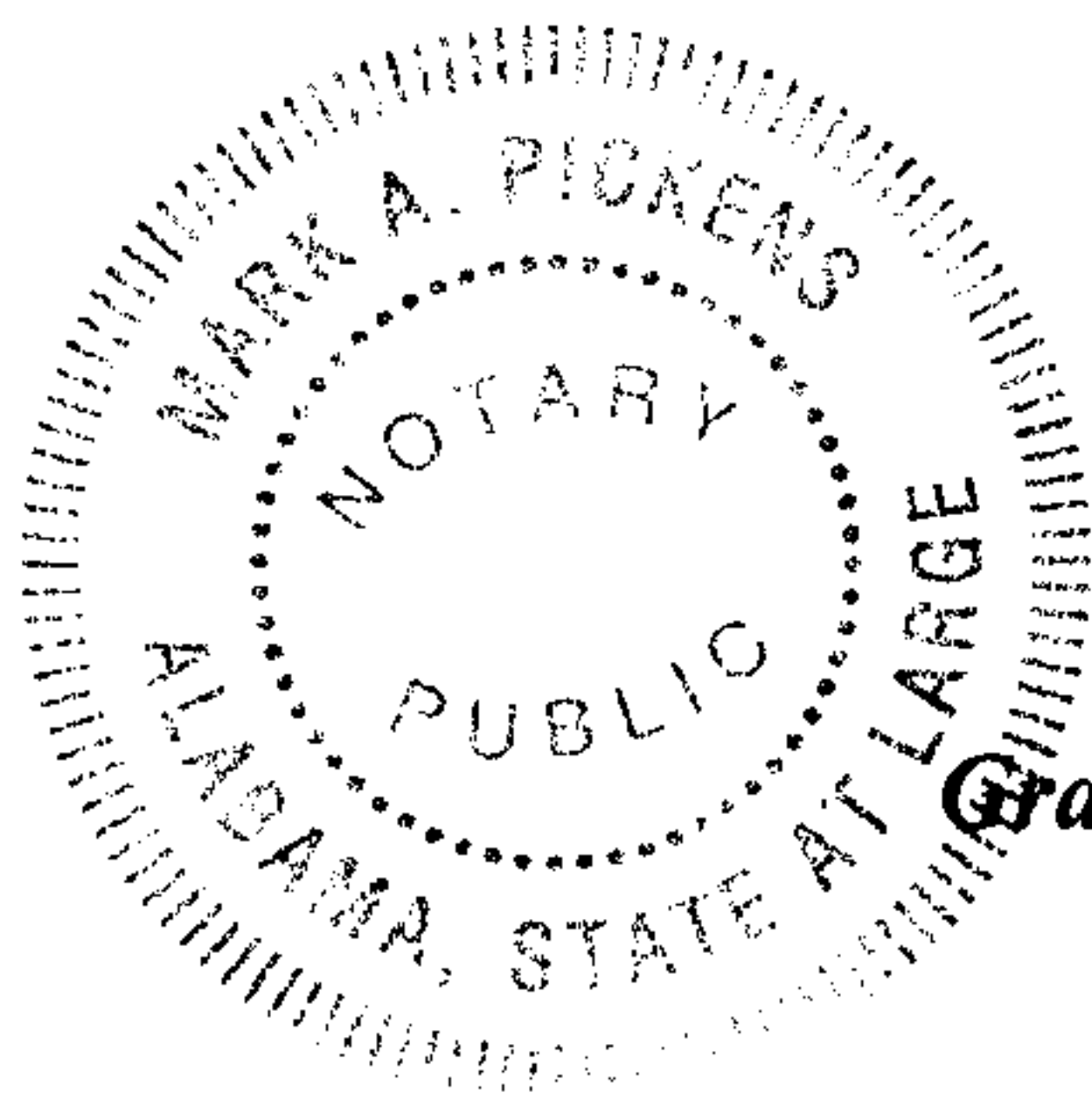
ROBERT ROGER BECKS, JR.

Its: Authorized Agent/Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said county, in said state, hereby certify that Robert Roger Becks, Jr. whose name as Authorized Agent of NTA Property Management LLC a limited liability company, is signed to the foregoing Quit Claim Deed, and who is known to me, acknowledged before me on this date, that being informed of the contents of this said Quit Claim Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 2nd day of ^{June} May, 2010




Notary Public

My commission expires: 3-10-2013

Instrument prepared by:
Mark A. Pickens
Mark A. Pickens, P. C.
P. O. Box 59372

Birmingham, Alabama 35259
MAP# 10-0093

Grantee's address: Post Office Box 159
Sterrett, Alabama 35147

Shelby County, AL 09/07/2010

State of Alabama
Deed Tax : \$34.00



20100907000287630 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
09/07/2010 11:09:07 AM FILED/CERT

SCHEDULE "A"

PARCEL A:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section a distance of 669.76 feet to a point; thence turn a deflection angle of $89^{\circ} 40'$ to the right and run in a Westerly direction a distance of 30.90 feet to the point of beginning; thence turn a deflection angle of $12^{\circ} 46'$ to the left and run in a Southwesterly direction a distance of 130.03 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $52^{\circ} 22'$ and a radius of 384.55 feet a distance of 351.47 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $14^{\circ} 16'$ and a radius of 441.47 feet a distance of 109.93 feet to a point of reverse curve (PRC); thence continue in a Southwesterly direction along the arc of a curve to the right having a central angle of $54^{\circ} 29'$ and a radius of 233.46 feet a distance of 222.00 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 161.98 feet to a point; thence turn an interior angle of $191^{\circ} 38'$ and run to the left in a Southwesterly direction a distance of 10.59 feet to a point on the South line of the Northeast $1/4$ of the Northeast $1/4$ of said Section 24; thence turn an interior angle of $143^{\circ} 27'$ and run to the right in a Westerly direction along the South line of said $1/4$ $1/4$ Section a distance of 543.41 feet to the Southwest corner of the Northeast $1/4$ of the Northeast $1/4$ of said Section 24; thence turn an interior angle of $90^{\circ} 00'$ and run to the right in a Northerly direction along the West line of said $1/4$ $1/4$ Section a distance of 680.00 feet to a point; thence turn an interior angle of $90^{\circ} 00'$ and run to the right in an Easterly direction a distance of 1295.87 feet to the point of beginning; containing 13.64 acres.

Together with an easement for ingress and egress dated May 21, 1973, from G. C. Stracner and wife, Mildred W. Stracner to Hoyt E. Henderson and wife, A. Lavada Henderson recorded in Book 280, Page 417, in the Office of the Judge of Probate of Shelby County, Alabama.

The undersigned grantors reserve for themselves, their heirs and assigns, a twenty foot access easement along the easterly boundary of the above parcel whose center line is more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section 24 a distance of 669.76 feet to a point; thence turn a deflection angle of $89^{\circ} 40'$ to the right and run in a Westerly direction a distance of 76.15 feet to the point of beginning; thence turn a deflection angle of $12^{\circ} 46'$ to the left and run in a Southwesterly direction a distance of 85.90 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $52^{\circ} 22'$ and a radius of 394.55 feet a distance of 360.61 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $14^{\circ} 16'$ and a radius of 451.47 feet a distance of 112.42 feet to a point of reverse curve (PRC); thence continue in a Southwesterly direction along the arc of a curve to the right having a central angle of $54^{\circ} 29'$ and a radius of 223.46 feet a distance of 212.49 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 163.00 feet to a point; thence turn a deflection angle of $11^{\circ} 38'$ to the left and run in a Southwesterly direction a distance of 25.10 feet to the point of ending, said point being on the South line of the Northeast $1/4$ of the Northeast $1/4$ of Section 24, and lying 796.65 feet Westerly of the Southeast corner of said $1/4$ $1/4$ Section; containing 0.49 acres.

The grantors further reserve an additional twenty foot access easement situated within and along the South boundary of the above described parcel being more particularly described as follows:

Begin at the Southwest corner of the Northeast $1/4$ of the Northeast $1/4$ of Section 24, Township 18 South, Range 1 East, and run in a Northerly direction along the West line of said $1/4$ $1/4$ Section a distance of 20.00 feet to a point; thence turn an interior angle of $90^{\circ} 00'$ and run to the right in an Easterly direction a distance of 536.81 feet to a point; thence turn an interior angle of $36^{\circ} 33'$ and run to the right in a Southwesterly direction a distance of 33.58 feet to a point on the South line of the Northeast $1/4$ of the Northeast $1/4$ of said Section 24; thence turn an interior angle of $143^{\circ} 27'$ and run to the right in a Westerly direction along the South line of said $1/4$ $1/4$ Section a distance of 509.83 feet to the point of beginning; containing 0.24 acres.

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Shelby Cnty Judge of Probate, AL
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PARCEL B:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section 24 a distance of 659.76 feet to the point of beginning; thence continue in a Southerly direction along the East line of said Section 24 a distance of 680.00 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of $90^{\circ} 20'$ and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 779.86 feet to a point; thence turn an interior angle of $36^{\circ} 33'$ and run to the right in a Northeasterly direction a distance of 10.59 feet to a point; thence turn an interior angle of $168^{\circ} 22'$ and run to the right in a Northerly direction a distance of 161.98 feet to the P.C. of a curve; thence continue in an Easterly to Northeasterly direction along the arc of a curve to the left having a central angle of $54^{\circ} 29'$ and a radius of 233.46 feet a distance of 222.00 feet to the point of reverse curve (PRC); thence continue in a Northeasterly direction along the arc of a curve to the right having a central angle of $14^{\circ} 16'$ and a radius of 441.47 feet a distance of 109.93 feet to the P.T. of said curve; thence continue in a Northeasterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a North-easterly to Easterly direction along the arc of a curve to the right having a central angle of $52^{\circ} 23'$ and a radius of 384.55 feet a distance of 351.47 feet to the P.T. of said curve; thence continue in a Northeasterly direction along the projection of the tangent to the last described curve a distance of 130.03 feet to a point; thence turn an interior angle of $167^{\circ} 14'$ and run to the right in an Easterly direction a distance of 30.90 feet to the point of beginning; containing 7.04 acres.

BOOK 280 PAGE 421

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
197 MAY 22 PM 2:16
JUDGE OF PROBATE

STATE OF ALA. SEELYE TO
I CERTIFY THIS
INSTRUMENT WAS FILED
197 MAY 22 PM 2:16



20100907000287630 3/3 \$52.00
Shelby Cnty Judge of Probate, AL
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ZAA
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