

QUIT CLAIM DEED

This Instrument Was Prepared By:  
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17 Office Park Circle, Ste 150  
Birmingham, AL 35223

SEND TAX NOTICE TO

STATE OF ALABAMA )  
COUNTY OF SHELBY )

\* 25,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and pursuant that certain divorce decree, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Vicki D. Higgins**, an unmarried woman (herein referred to as Grantor) remisses, releases, quit claims, grants and sells unto **Wesley A. Higgins** (herein referred to as Grantee), all her title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the Southeast corner of the W 1/2 of the SE 1/4 of the SE 1/4, Section 30, Township 21 South, Range 1 East; according to a Survey by H. Joe Mullins, Reg. L.S. #12709, dated October, 1985; thence proceed in a Northerly direction along the East boundary of said W 1/2 of the SE 1/4 of the SE 1/4 for a distance of 342.58 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 65 deg. 16 min. 23 sec. to the right and run 226.12 feet to a point on the West right-of-way line of the Kingdom Loop Road; thence turn an angle of 95 deg. 49 min. 55 sec. to the left and run along said right-of-way for a distance of 356.74 feet to a point; thence continue along said right-of-way along a curve to the left (concave Southwesterly, radius = 57.81 feet, central angle = 32 deg. 58 min. 32 sec.), for an arc distance of 33.27 feet to a point; thence continue along said right-of-way along a tangent section for a distance of 52.92 feet to a point; thence turn an angle of 90 deg. 44 min. 38 sec. to the left and run 224.64 feet to a point; thence turn an angle of 56 deg. 16 min. 50 sec. to the left and run 284.93 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 1 East. Situated in Shelby County, Alabama. According to Survey of Lewis H. King, Jr., Reg. L.S. #12487, dated October 24, 1986.

Title not examined by preparer.  
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26 day of August, 2010.

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

*Vicki D. Higgins*  
Vicki D. Higgins

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Vicki D. Higgins 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 date the same bears date.

Given under my hand and official seal, this the 26 day of August, 2010.

My Commission Expires: 2-22-12

*Sharon D. Lee*  
Notary Public  
