

Grantor's Name:
Jennifer L. Real

Grantee's Name:
Randall L. Real
104 Paradise Isle
Riverside, AL 35135

Property Address:
1116 Signal Valley Trail
Chelsea, AL 35043

Date of Final Judgment of Divorce: February 11, 2015

Current Assessor's MV: \$ 1,669,300

One-half (1/2) of MV: \$ 834,650

This instrument was prepared by:
L. Stephen Wright, Jr., Esq.
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice to:
Randall L. Real
104 Paradise Isle
Riverside, AL 35135

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned ***JENNIFER L. REAL*** (hereinafter called Grantor), a single woman formerly married to RANDALL L. REAL, hereby remises, releases, quit claims, grants, sells, and conveys to ***RANDALL L. REAL*** (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR-2012-306, entered of record on February 11, 2015, in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.


TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 24 day of February, 2015.

Shelby County, AL 04/27/2015
State of Alabama
Deed Tax: \$835.00

 (SEAL)
JENNIFER L. REAL

STATE OF ALABAMA)

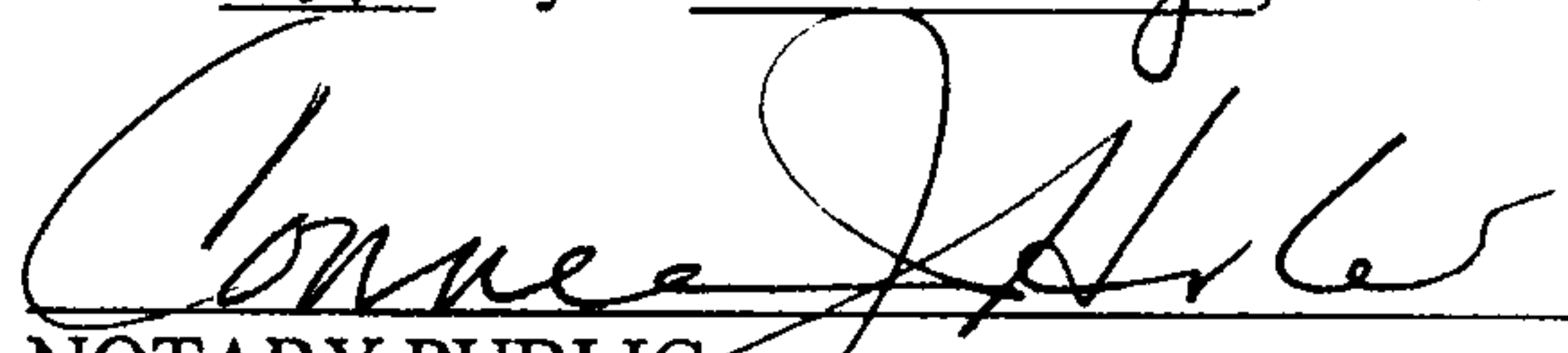

20150427000136230 1/5 \$861.00
Shelby Cnty Judge of Probate, AL
04/27/2015 01:11:13 PM FILED/CERT

Quit Claim Deed
Grantor: Jennifer L. Real
Grantee: Randall L. Real
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COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER L. REAL**, a single woman formerly married to RANDALL L. REAL, 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 this 24th day of February, 2015.


NOTARY PUBLIC
My Commission Expires: 04-08-2018



20150427000136230 2/5 \$861.00
Shelby Cnty Judge of Probate, AL
04/27/2015 01:11:13 PM FILED/CERT

EXHIBIT "A"

Description of Property

Parcel 1

A parcel of land in the NW 1/4 of the NE 1/4; NE 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West, described as follows:

From a point of beginning of herein described parcel of land, being the true NW corner of the NW 1/4 of NE 1/4 of Section 23, Township 19 South Range 1 West, run thence South along the true West boundary of said NW 1/4 of NE 1/4 a distance of 1320.55 feet to the true SW corner thereof; thence turn 88 degrees 53 minutes 45 seconds left and run 1329.82 feet to the true SE corner of said NW 1/4 of NE 1/4; thence turn 88 degrees 35 minutes 33 seconds right and run 328.00 feet; thence turn 88 degrees 35 minutes 40 seconds left and run 665.79 feet; thence turn 91 degrees 23 minutes 39 seconds left and run 328.00 feet to a point on the true South boundary of the NE 1/4 of NE 1/4 of aforementioned Section 23, thence turn 88 degrees 26 minutes 21 seconds left and run 644.09 feet along the true South boundary of said NE 1/4 of NE 1/4; thence turn 88 degrees 17 minutes 06 seconds right and run 1110.83 feet; thence turn 87 degrees 53 minutes 51 seconds left and run 127.08 feet; thence turn 90 degrees 00 minutes right and run 200.00 feet to a point on the true North boundary of said NE 1/4 of NE 1/4; thence turn 90 degrees 00 minutes left and run 1347.15 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

ALSO: a 60 foot wide access easement situated in Sections 23 and 26, Township 19 South, Range 1 West, the center line of which is described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1, West and run south along the east line of said Quarter-Quarter a distance of 416.60 feet to the northern right of way of old Highway 280; thence turn an angle to the right of 268 degrees 28 minutes 00 seconds and run westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 degrees 31 minutes 44 seconds and run 300.0 feet; thence turn an angle to the right of 180 degrees 13 minutes 57 seconds and run 299.95 feet; thence turn an angle to the right of 187 degrees 58 minutes 17 seconds and run 202.40 feet; thence turn an angle to the right of 171 degrees 47 minutes 00 seconds and run 157.85 feet; thence turn an angle to the right of 220 degrees 03 minutes 42 seconds and run 130.92 feet; thence turn an angle to the right of 191 degrees 20 minutes 55 seconds and run 374.05 feet; thence turn an angle to the right of 174 degrees 34 minutes 10 seconds and run 332.38 feet; thence turn an angle to the right of 184 degrees 53 minutes 33 seconds and run 179.76 feet; thence turn an angle to the right of 121 degrees 47 minutes 17 seconds and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet; thence turn an angle to the right of 182 degrees 28 minutes 27 seconds and run 194.43 feet; thence turn an angle to the right of 210 degrees 39 minutes 45 seconds and run 637.41 feet; thence turn an angle to the right of 193 degrees 16 minutes 05 seconds and run 352.04 feet; thence turn an angle to the right of 188 degrees 06 minutes 38 seconds and run 399.77 feet to the end of said 60 easement.

Together with a Fifty foot wide (50') temporary non-exclusive easement for ingress and egress, to-wit: Commence at the point of intersection with the centerline of the above described sixty foot wide easement and the East boundary line of the above described property known as Parcel 1, being located in NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West for the point of beginning; thence run in a Northly direction a distance of 1,045.6743 feet inside, along and parallel to the east line of said Parcel 1 a width of fifty (50) feet; thence continue in a northerly direction inside, along and parallel to the centerline of the SW1/4 of the NE1/4 of Section 23, Township 19 South, Range 1 West, a distance of 1316.1421; thence turn an angle of 90 degrees to the right and run a distance of 664.9095 feet along Southern boundary of the NW1/4 of the NE1/4; thence continue along the same course a distance of 150.8190 feet along said centerline of said fifty (50') foot wide easement to the Southwestern boundary of the NW1/4 of the NE1/4 to end of said Fifty (50') foot wide temporary non-exclusive easement.

This Fifty (50') wide temporary non-exclusive easement may be terminated by mutual consent in writing by the Grantor and Grantee, or their respective successors and assigns, in the same manner as described in that certain deed recorded in Instrument #1994-36563.



EXHIBIT "A"

LESS AND EXCEPT THE FOLLOWING DESCRIPTION OF PROPERTY:

From the true NW corner of the NW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the true North boundary of said NW 1/4 - NE 1/4 a distance of 661.54 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 661.54 feet to the true NE corner of said NW 1/4 - NE 1/4; thence continue along said course a distance of 24.08 feet; thence turn 90 deg. 00 min. right and run 200.0 feet; thence turn 90 deg. 00 min. left and run 127.08 feet; thence turn 87 deg. 53 min. 51 sec. Right and run 1110.83 feet to a point on the true South boundary of the NE 1/4 - NE 1/4 of said Section 23; thence turn 91 deg. 42 min. 54 sec. right and run 150.82 feet to the true SE corner of the NW 1/4 - NE 1/4 of said Section 23; thence continue along the true South boundary of said NW 1/4 - NE 1/4 a distance of 664.91 feet; thence turn 88 deg. 44 min. 41 sec. right and run 1316.14 feet to the point of beginning of herein described parcel of land; also, a 60.0 foot easement for ingress and egress and utilities to-wit:

From the true NW corner of the NW 1/4 - NE 1/4 of Section 23, Township 19 South, range 1 West, run thence East along the true North boundary of said NW 1/4 - NE 1/4 a distance of 661.54 feet; thence turn 88 deg. 21 min. 26 sec. right and run 886.14 feet to the point of beginning of the centerline of herein described easement; thence turn 98 deg. 01 min. 40 sec. right and run 202.93 feet along said easement centerline and the following course 29 deg. 31 min. 15 sec. left for 221.35 feet; 22 deg. 33 min. 15 sec. left for 122.92 feet; 16 deg. 09 min. 40 sec. left for 154.87 feet; 35 deg. 04 min. 45 sec. right for 68.76 feet; thence turn 64 deg. 43 min. 11 sec. left and run 72.02 feet along said easement centerline to a point of termination in the centerline of 60.0 foot easement for ingress and egress and utilities described by that certain recorded Inst. 1996-10930.

Also, a 60 foot easement for ingress & egress:
Together with the following described easement:

60.0 Foot Easement for Ingress, Egress & Utilities
Centerline Description to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 34' 35" right for 163.02 feet; 05 deg. 37' 30" left for 265.89 feet; 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.34 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 34 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 30" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 33' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the P.C. of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the P.T.; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 30" left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the P.C. of a curve concave right, having a delta angle of 17 deg. 17' 31" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the P.T.; thence along the tangent centerline a distance of 301.63 feet to the P.C. of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the P.T.; thence along the tangent centerline a distance of 214.77 feet to the P.C. of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the P.T.; thence along the tangent centerline a distance of 39.20 feet to the P.C. of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the P.T.; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the P.C. of a curve concave left, having a delta angle of 34 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 366.76 feet to the P.C. of a reverse curve concave right, having a delta angle of 74 deg. 40' 30" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the P.T.; thence along the tangent centerline a distance of 719.70 feet to the P.C. of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the P.T.; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

EXHIBIT "A"

LESS AND EXCEPT THE FOLLOWING DESCRIPTION OF PROPERTY:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:
From a 1/2 inch rebar at the NW corner of the NW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence East along the North boundary of said NW 1/4 of NE 1/4 a distance of 661.54 feet to a 1/2 inch rebar; thence turn 88 deg. 21 min. 26 sec. right and run 1316.14 feet to a 1/2 inch rebar on the South boundary of said NW 1/4 of NE 1/4; thence turn 91 deg. 15 min. 19 sec. right and run 664.91 feet along the South boundary of said NW 1/4 of NE 1/4 to a 1/2 inch rebar at the SW corner of said NW 1/4 of NE 1/4; thence turn 88 deg. 53 min. 45 sec. right and run 1320.55 feet along the West boundary of said NW 1/4 of NE 1/4 to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

ALSO, a 60 foot non-exclusive easement for ingress and egress, more particularly described as follows:

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4 of NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 53 deg. 25 min. 49 sec. left and run 99.24 feet along said easement centerline and the following courses: 06 deg. 03 min. 54 sec. left for 104.89 feet; 12 deg. 24 min. 30 sec. left for 175.59 feet; 10 deg. 38 min. right for 201.28 feet; 12 deg. 54 min. 55 sec. right for 165.02 feet; 05 deg. 37 min. 50 sec. left for 265.89 feet; 15 deg. 35 min. 30 sec. right for 323.69 feet; 13 deg. 58 min. 30 sec. left for 188.54 feet; 08 deg. 44 min. right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00 min. right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06 min. 49 sec. left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49 min. 11 sec. right for 141.23 feet; 12 deg. 33 min. 27 sec. left for 110.76 feet; 20 deg. 34 min. 50 sec. left for 169.50 feet; 15 deg. 05 min. 36 sec. right for 86.16 feet; 36 deg. 33 min. 41 sec. right for 166.53 feet; 29 deg. 09 min. 29 sec. left for 97.38 feet; 14 deg. 44 min. 38 sec. left for 198.02 feet; 16 deg. 40 min. 30 sec. left for 276.22 feet; 34 deg. 30 min. 41 sec. left for 274.24 feet to a point on the South boundary of the NW 1/4 of NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14 min. 58 sec. right and continue along said easement a distance of 473.26 feet to the P. C. of a curve concave right, having a delta angle of 65 deg. 53 min. 34 sec. and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P. T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12 min. 30 sec. left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 deg. 00 min. right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47 min. 30 sec. left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42 min. 42 sec. right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35 min. 43 sec. and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34 min. 30 sec. left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17 min. 51 sec. and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09 min. 45 sec. and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36 min. 35 sec. and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45 min. 20 sec. and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 31 min. 35 sec. left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48 min. right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48 min. left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12 min. left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 34 deg. 03 min. 57 sec. and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40 min. 50 sec. and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19 min. 01 sec. and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U. S. Highway No. 280 (80 foot right of way) and further, from the described point of termination back North/Northeastly along the described centerline to a point of intersection with the South boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at page 89; said property being situated in Shelby County, Alabama