

This instrument was prepared by:
MASSEY, STOTSER & NICHOLS, PC
1780 Gadsden Highway
BIRMINGHAM, AL 35235
(205) 838-9000

* Send tax notice to:
* Estate of Virginia Maddox
* c/o Larry Maddox
* 5481 Caldwell Mill Road
* Birmingham, AL 35242

.....
QUIT CLAIM DEED
.....

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. 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.

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of SIX THOUSAND THIRTY-FOUR AND 57/100 (\$6,034.57) DOLLARS, which receipt is hereby acknowledged, to the undersigned Grantor, namely North Shelby County Fire and Emergency Medical District, hereby releases, quitclaims, remise, and conveys any right, title or interest it may have, if any, to:

ESTATE OF VIRGINIA MADDOX

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

Legal Description: A part of the W ½ of SE ¼; part of SW ¼ of NE ¼; and Part of E ½ of SW ¼ of Section 22, Township 19 South, Range 2 West, described as follows: Beginning at a point on West side of Valley Creek, where the Ashville Road crosses said Creek, at a sycamore tree, said beginning point being South 84 degrees West 15.20 chains from the Northwest corner of SE ¼ of SE ¼; thence North 19 deg. East up Creek 6.73 chains to mouth of Spring Branch; thence North 5 deg. West up branch 1.34 chains to center of a road; thence along center of said road North 74 deg. East 1 chain; thence along center of road North 51 deg. East 6.63 chains to a point opposite a fence between lands of A. K. Bishop and G. W. Collins; thence South 38 deg. East along said fence 11.63 chains to West boundary of NE ¼ of SE ¼ of said Section; thence North 2 deg. Variation along said forty line 8.72 chains to old fence row; thence North 40 deg. West 3.44 chains to center of a road; thence North 38 deg. West along old fence row 29.60 chains to point on line between SW ¼ of NE ¼ and SE ¼ of NW ¼, 8.80 chains South from Northwest corner of SW ¼ of NE ¼ of said Section; thence South along forty acre line 11.25 chains to Southeast corner of SE ¼ of NW ¼; thence West to Northwest corner of NE ¼ of SW ¼; thence South 47 deg. East 9 chains at edge of old field; thence South 38 deg. East 5.39 chains to wire fence between lands of Isenhower and Mrs. G. W. Collins; thence South along said fence 14.60 chains to Cahaba Valley Road; thence North 30 deg. East from end of fence to center of Ashville Road 3.40 chains; thence North 85 deg. East 2.40 chains to point of beginning. EXCEPTING highway right of way and subject to Easement to Alabama Power Company.

Also the S ½ of SE ¼ of NW ¼ of Section 22, Township 19 South, Range 2 West.

ALSO EXCEPTING from the above tract that tract sold to C. W. Street, as described in Deed Book 128, Page 297, in the Probate Office of Shelby County, Alabama, and more particularly described as beginning at a point in the center of the Lee Street Road, between lands of A. J. Bishop and G. W. Collins; thence South 38 degrees East along said fence 11.63 chains to West boundary of NE ¼ of SE ¼ of said Section; thence North 2 degrees along forty line 8.72 chains to old fence row to iron stake; thence North 40 deg. West 3.44 chains to center of private road; thence Southwest to point of beginning, in Section 22, Township 19, Range 2 West.

Property Address: 5481 and 5489 Caldwell Mill Road, Birmingham, AL 35242
P.I.D.: 10-5-22-0-002-041.000

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under seal, this 21 day of March, 2018.



20180326000098320 1/2 \$.00
Shelby Cnty Judge of Probate. AL
03/26/2018 01:59:40 PM FILED/CERT

Charles Waldrop

Charles Waldrop, President
North Shelby County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Charles Waldrop, President of North Shelby County Fire and Emergency Medical District and who 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 21st day of March, 2018.

Glenda Jones

Notary Public
My Commission Expires: _____

Glenda Jones
My Commission Expires
12/18/19



20180326000098320 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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