

Send tax notice to: Eric J. Shears, 437 Highway 438, Wilsonville, Al. 35186

This instrument prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Vestavia, Al. 35243

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One hundred twenty-one thousand four hundred and no/100 (\$121,400.00) Dollars the amount of which can be verified as one-half (1/2) the market value of the property in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Eric J. Shears and his wife Frances Elizabeth Shears, whose mailing address is: 437 Highway 438, Wilsonville, Al. 35186 hereby remises, releases, quit claims, grants, sells and conveys to:

Eric J. Shears and Frances Elizabeth Shears, whose mailing address is: 437 Highway 438, Wilsonville, Al. 35186 (hereinafter called Grantee),

all their right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, the address of which is: 437 Highway 438, Wilsonville, Al. 35186 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Grantor Eric J. Shears and Frances Elizabeth Shears are one and the same persons as Grantees Eric J. Shears and Frances Elizabeth Shears. The purpose of this deed is to add the Frances Elizabeth Shears to the deed as joint tenant with right of survivorship.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 21 day of February, 2020.

Eric J. Shears SEAL
ERIC J. SHEARS
Frances Elizabeth Shears SEAL
FRANCES ELIZABETH SHEARS

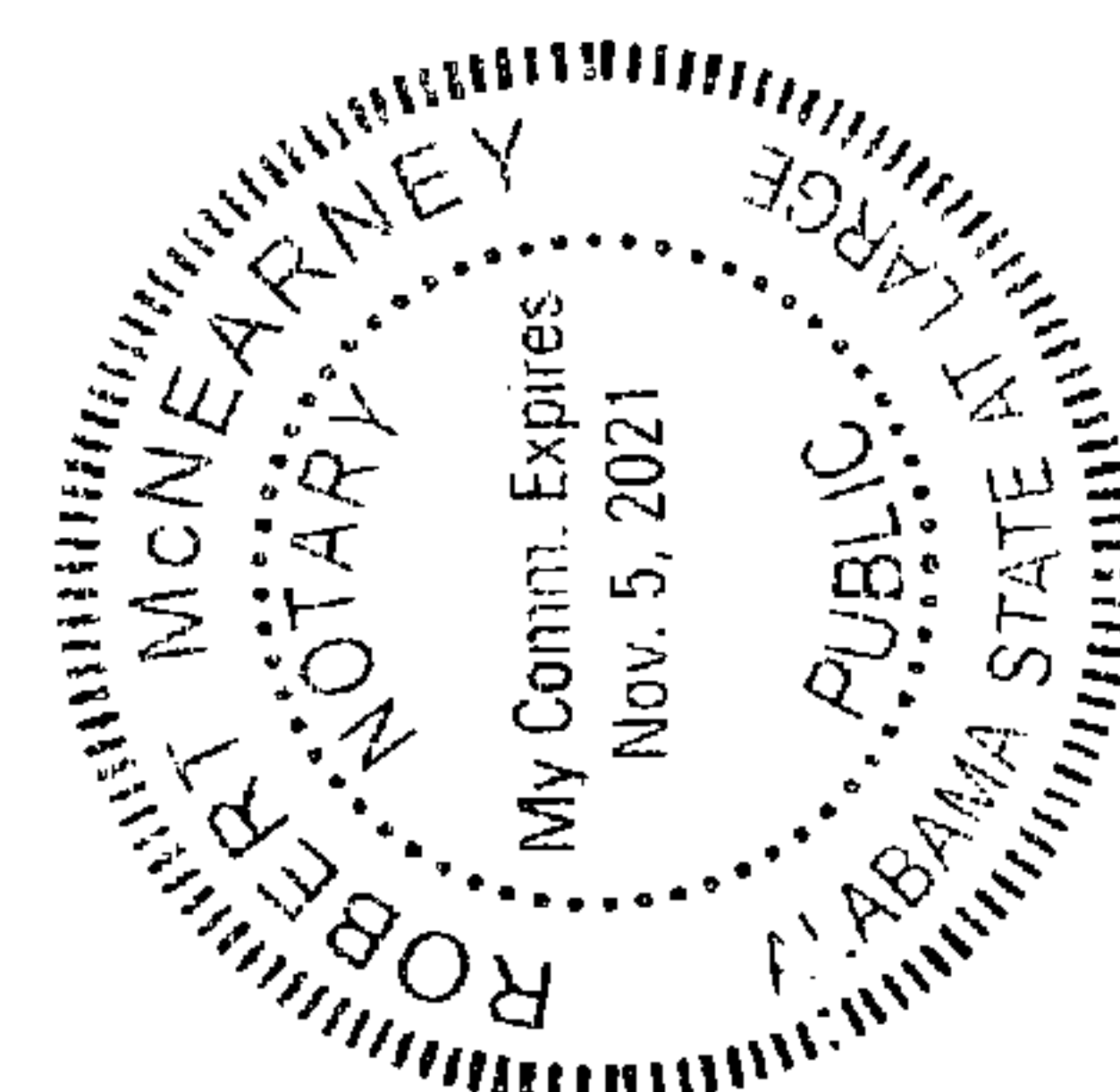
State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Eric J. Shears and wife Frances Elizabeth Shears, who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of February, 2020.

[Signature]
NOTARY PUBLIC

My commission expires: _____

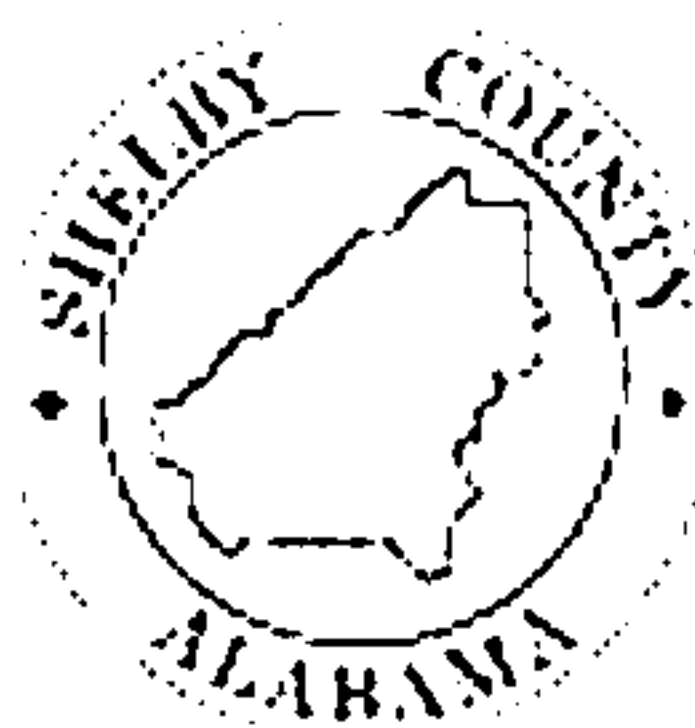


**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 20-0185

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 East; thence South 88°30'04" East, along the South line of said 1/4-1/4 section, a distance of 365.77 feet to the Point of Beginning; thence South 88°30'40" East, a distance of 512.33 feet; thence North 00°07'09" East, a distance of 363.95 feet to a point of the Southerly right-of-way line of Shelby County Highway #438 (Prescriptive ROW); thence North 66°12'02" West and along said right-of-way a distance of 164.05 feet to a point of curve to the left, a radius of 700.00 feet and a central angle of 25°07'07" and subtended by a chord which bears North 78°45'35" West, a chord distance of 304.43 feet; thence Westerly along the arc and said right-of-way a distance of 306.88 feet; thence South 15°17'47" West and leaving said right-of-way a distance of 129.38; thence South 04°53'40" West a distance of 352.58 feet to the Point of Beginning. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2020 08:30:23 AM
\$146.50 CHERRY
20200304000084970

Allen S. Bayl