

QUIT-CLAIM DEED

STATE OF ALABAMA *

SHELBY COUNTY *

4209
This Indenture, made and entered into on this the 11th day of April 1963, by and between Everett Edwards and wife Carolyn Edwards, parties of the first part, and H. W. Richards Lumber Company (a Corporation), party of the second part, WITNESSETH:

That WHEREAS, the parties of the first part have heretofore executed a mortgage upon the hereinafter described property on the 14th day of February 1962, to the party of the second part, recorded in Volume 276 Page 79 Probate Office, Shelby County, Alabama, and

WHEREAS, the parties of the first part are in default in the payment and terms of said mortgage, and

WHEREAS, the parties of the first part by the execution of the within quitclaim deed desire to relinquish all claim they might have in and to the following described real estate, including any equity of redemption they might have in said property, and

WHEREAS, the party of the second part have agreed to cancel said above described mortgage indebtedness by the execution of the within instrument, NOW,

THEREFORE IN CONSIDERATION of the premises and One Dollar paid by the party of the second part to the parties of the first part, the receipt whereof is hereby acknowledged, the parties of the first part do hereby remise, release, quitclaim and convey unto the party of the second part, the following described real estate, to-wit:

BEGINNING at the Southeast corner of the Frank Miller property; thence running Northeasterly 189 feet to Roadway; thence turn and run Northwesterly 100 feet along Roadway; thence turn and run Southwesterly 203 feet; thence turn and run Northeasterly 100 feet more or less to point of beginning. All lying and being part of that tract of land in the W $\frac{1}{2}$ of Fractional Section 27; Township 22; Range 3 West and in NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3 in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24, Range 12 East. All in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns in fee simple forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals on the day and year first above written.

Everett E. Edwards (SEAL)

Carolyn Edwards (SEAL)

THE STATE OF ALABAMA

SHELBY COUNTY

I, Joseph E. Hall, a Notary Public in and for said State and County, hereby certify that Everett Edwards and wife Carolyn Edwards whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears the date.

GIVEN under my hand and seal on the 11th day of April 1963 A.D.,

Joseph E. Hall

Notary Public

THE STATE OF ALABAMA

COUNTY *

I, _____ in and for said State and County, do hereby certify that on the _____ day of 19____ came before me, the within named _____ known to me to be the wife of the within named _____ who being by me examined separate and apart from her husband touching her signature to the foregoing conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraining, or threats on the part of her husband.

In witness whereof I hereunto set my hand this _____ day of _____ 19____.

Joseph E. Hall

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
4/21/63
RECORDED & S. TAX
& S. TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad
JUDGE OF PROBATE

270

APR 19 1963

Conrad
John
Richard Howard

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