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Shelby Cnty Judge of Probate, AL
03/18/1976 01:00:00 AM FILED/CERT

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THIS INSTRUMENT PREPARED BY JOHN A. GARRETT, STATE DIRECTOR, FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, ROOM 717, ARONOV BUILDING, 474 SOUTH COURT STREET, MONTGOMERY, ALABAMA 36104.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the United States of America, for and in consideration of the sum of Eight Thousand Eight Hundred Twenty and No/100 Dollars, (\$8,820.00), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Roy A. Sims and Ruby M. Sims, his wife, as joint tenants with the right of survivorship, all its rights, title, claim, interest, equity and estate in and to the following described lands lying in the County of Shelby, State of Alabama, to-wit:

Commence at the NW corner of the SE 1/4 of NW 1/4, Section 29, Township 21 South, Range 1 West and run North 87 deg. 00' East (M.B.) a distance of 120.00 feet to the point of beginning; thence continue along said line a distance of 135.00 feet to a point; thence turn an angle of 87 deg. 30' to the right and run a distance of 270.73 feet to a point on the northwest 40' right of way line of State Highway 70; thence turn an angle of 71 deg. 02' to the right and run along said right of way line a distance of 166.08 feet to a point; thence turn an angle of 112 deg. 48' to the right and run a distance of 331.30 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NW 1/4, Section 29, Township 21 South, Range 1 West and contains 1.00 acre, more or less.

Subject to transmission line permits and public road rights of way of record. Also the rights acquired by agreement dated February 12, 1970 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 261, Page 218.

SUBJECT TO: Redemption Rights in accordance with Title 7, Section 727, Code of Alabama, which redemption rights expire on December 11, 1976.

Subject, however, to all easements and rights-of-way upon, across or through the above-described lands as heretofore have been granted by the United States of America or its predecessors in title.

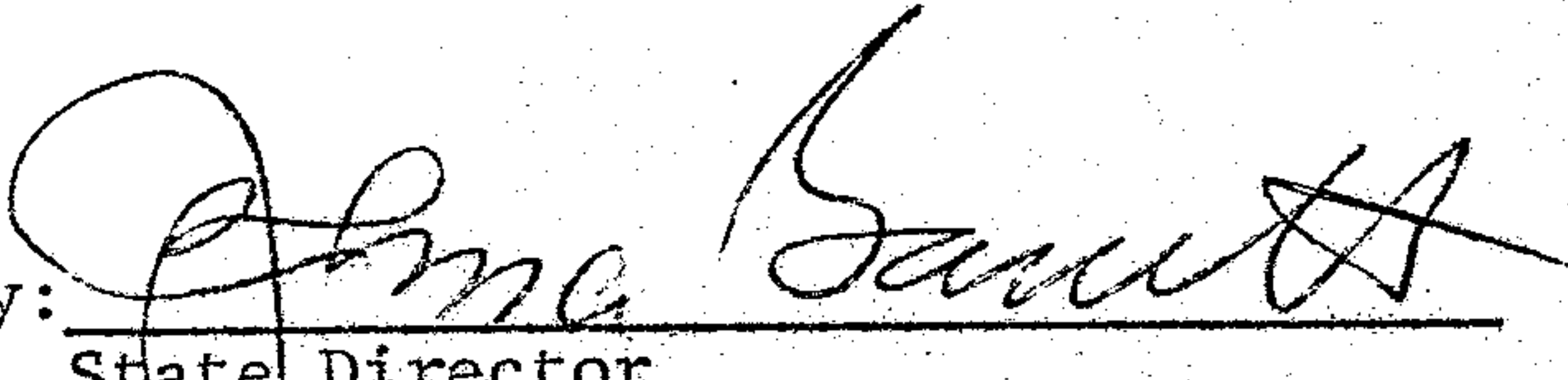
TO HAVE AND TO HOLD the same unto the said grantees and, upon the death of either of them, then to the survivor, and to the heirs and assigns of such survivor, in fee simple, forever.

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IN TESTIMONY WHEREOF, the United States of America has caused these presents to be executed this 17th day of February, 1976, pursuant to the authority contained in Title 7, Code of Federal Regulations, Part 1800.

UNITED STATES OF AMERICA

By: 

State Director

Farmers Home Administration

United States Department of Agriculture



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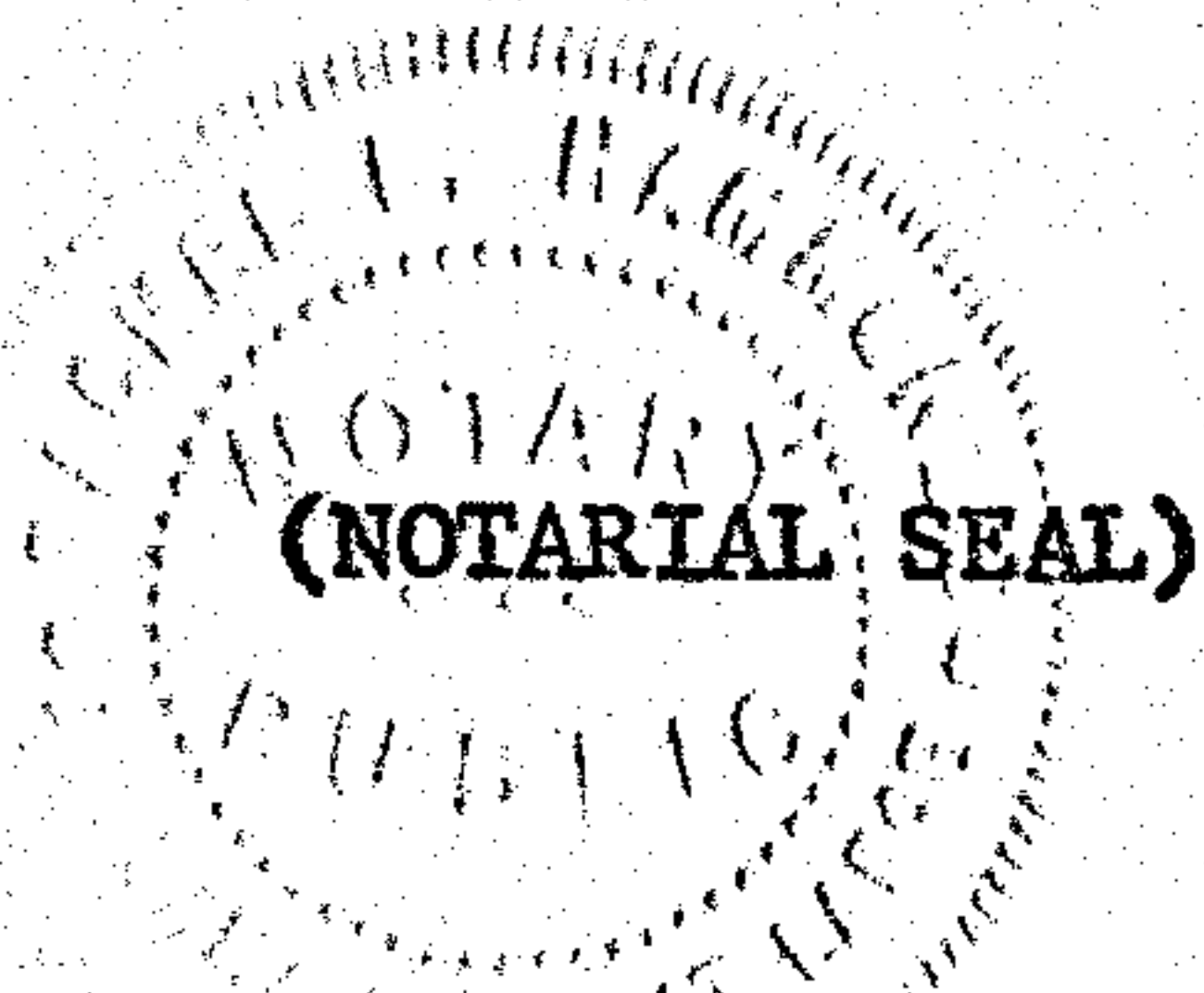
STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, Rachel L. Hammonds, a Notary Public in and for said County in said State, hereby certify that John A. Garrett, whose name as State Director of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of February, 19 76.

Rachel L. Hammonds
Notary Public
State of Alabama at Large



My Commission Expires: 3/5/78

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR 18 PM 3:44
Lead Lat 9:00
Camey M. Boudin
JUDGE OF PROBATE