

STATE OF ALABAMA)
COUNTY OF SHELBY)

365-

19781211000164440 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1978 12:00:00AM FILED/CERT

QUITCLAIM DEED

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, J. E. Bearden and wife, Irene L. Bearden, the receipt whereof is hereby acknowledged, the undersigned J. E. Bearden and wife, Irene L. Bearden, hereby remises, releases, quit claims, grants, sells, and conveys to Kathleen B. Owens, Joel Elwyn Bearden, Jr., Peggy Allen Bearden, Frances Ruth B. Lewis, David E. Lewis, Ralph Webster Bearden, Monta Faye Brown Bearden, Shirley Ann B. Genry, and Don C. Genry, Joel E. Bearden Irrevocable Grandchildren's Trust A dated the 3rd day of Nov., 1978, Joel E. Bearden Irrevocable Granchildren's Trust B dated the 3rd day of Nov., 1978, (hereinafter called Grantees) an undivided one-fourth (1/4) right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL A: SE quarter of SE quarter, Section 10, Township 20, Range 3 West, EXCEPT the following tract a portion of which is used for cemetery purposes; Commencing at an iron pin marking the NW corner of the SE quarter of the SE quarter, Section 10, Township 20 South, Range 3 East, Shelby County, Alabama; thence south 02° 00 min. east a distance of 91.5 feet to a point on the south right-of-way line of Shelby County Road No. 17 and the point of beginning; from this point of beginning of the exception run thence south 02° 00 min. east along the west boundary of old cemetery a distance of 412.0 feet to a fence corner; thence run south 85° 00 min. east along an old fence line a distance of 325.00 feet to a fence corner; thence run north 07° 00 min. east along an old fence line a distance of 433.2 feet to a point on the south right-of-way line of Shelby County Road No. 17; thence run westerly along said south right-of-way line a distance of 395.5 feet to the point of beginning; said parcel containing 3.494 acres, more or less, in said exception. Oil and minerals and mining rights excepted.

PARCEL B: NE quarter of NE quarter, Section 15, Township 20, Range 3 West.

PARCEL C: Begin at the NE corner of the SE quarter of NE quarter, Section 15, Township 20, Range 3 West and run thence south 02° 00 min. east a distance of 687.00 feet and along the east line of said quarter-quarter Section to a point marked by an iron pin; thence run north 64° 04 min. west a distance of 1499.5 feet to the NW corner of said quarter-quarter Section;

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thence run north 89°35 min. east and along the north line of said quarter-quarter Section a distance of 1324.5 feet to the point of beginning. Oil and minerals and mining rights excepted.

PARCEL D: Begin at the NW corner of SW quarter of SW quarter, Section 11, Township 20 South, Range 3 West and run thence north 89° 45 min. east along the north line of said quarter-quarter Section a distance of 660.0 feet to an iron pin; thence run south 24° 41 min. West a distance of 1469.9 feet to the SW corner of said quarter-quarter Section; thence run north 02° 00 min. west along the west line of said quarter-quarter Section a distance of 1333.0 feet to the point of beginning. Oil and minerals and mining rights excepted.

PARCEL E: NE 1/4 of SE 1/4, Section 10, Township 20, Range 3 W.

PARCEL F: That certain parcel of line lying E of the land dividing Sections 10 and 11 of Township 20, Range 3 W, N and W of Shelby County Highway No. 17, and S of a line formed by the northernmost boundary of the former rights of way of the L & N Railroad, running through the SW 1/4 of NW 1/4 of Section 11, Township 20, Range 3 W and the SE 1/4 of NW 1/4, Section 11, Township 20, Range 3 W; said northernmost boundary, however, not to extend north of the southernmost right-of-way for a public road known as the Helena and Acton Road in the SE 1/4 of NW 1/4 of Section 11, Township 20, Range 3 W; said tract so described containing 60 acres, more or less.

All of the above parcels are conveyed subject to rights of way, easements and restrictions of record.

J. E. Bearden and wife, Irene L. Bearden, intend to convey this property to the above named grantees in the following manner: An undivided 1/29th interest shall go to Kathleen B. Owens, Joel Elwyn Bearden, Jr., Peggy Allen Bearden, Frances Ruth B. Lewis, David E. Lewis, Ralph Webster Bearden, Monta Faye Brown Bearden, Shirley Ann B. Genry, and Don C. Genry; an undivided 10/29th interest shall go to Joel E. Bearden Irrevocable Grandchildren's Trust A dated the 3rd day of Nov., 1978; an undivided 10/29th interest shall go to Joel E. Bearden Irrevocable Grandchildren's Trust B dated the 3rd day of Nov., 1978.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 3rd day of Nov., 1978.

Rec'd 250
Rec'd 620
1000

J. E. Bearden
J. E. Bearden

Irene L. Bearden
Irene L. Bearden

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COUNTY OF Shelby)

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I, the undersigned, hereby certify that J. E. Bearden and wife, Irene L. Bearden, 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 date. Given under my hand this 3rd day of Nov., 1978.

Sherry J. Doss
Notary Public com & 7/21/82