


218 700
QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)


19800207000015430 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/07/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, and in order to perfect the title of the Grantee herein to the property hereinafter described, the undersigned Ethel B. Ferguson and husband Cecil D. Ferguson, who are one and the same as the grantors in that certain deed dated February 20, 1970, which is recorded in Book 261 at page 354 of the Shelby County Probate Records, do hereby remise, release, quitclaim, grant, sell and convey to BROWN MOULDING COMPANY, INC. (hereinafter called "Grantee") all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the NW 1/4 of Section 3, Township 24 North, Range 12 East, described as follows:

Begin at the intersection of the West right of way of Shelby Street and the North right of way of Depot Street in the Town of Montevallo, Alabama, and run Southwesterly along the North right of way of Depot Street for 245.78 feet to a point on the East right of way of Dauphin Street, said point also being the SW corner of Parcel 1 as described in Deed Book 218 at page 275 of the Shelby County Probate Records; then turn an angle of 90°00' to the right and run Northwesterly along the East right of way of Dauphin Street for 214.33 feet to the NW corner of Parcel 2 as described in Deed Book 218 at page 275 of said Probate Records; then turn an angle of 92°12'06" to the right and run Northeasterly along the South side of the land, as described in Deed Book 269 at page 513 of said Probate Records, for 110.17 feet to the SE corner of said land; then turn an angle of 92°12'06" to the left and run Northwesterly along the East side of said land as described in Deed Book 269 at page 513 of said Probate Records, for 53.00 feet; then turn an angle of 92°08'12" to the right and run Northeasterly for 60.15 feet to a point on the West side of the land as described in Deed Book 266 at page 521 of said Probate Records; then turn an angle of 87°25'45" to the right and run Southeasterly for 8.65 feet to the Southeast corner of the said land, said point also being the NW corner of the Mary Lee Brown lot; thence continue along the last described course and along the West side of the Mary Lee Brown lot for 66.92 feet to the SW corner of said lot, said point also being the NW corner of

BOOK 324 PAGE 775

Q. A. G.

the land as described in Deed Book 263 at page 212 of said Probate Records; then turn an angle of 91°57'19" to the left and run Northeasterly along the North side of the land as described in Deed Book 263 at page 212 of said Probate Records, for 161.10 feet to a point on the West right of way of Cedar Street; then turn an angle of 92°31'29" to the right and run Southeasterly along the West ROW of Cedar Street for 68.01 feet to a point on the West right of way of Shelby Street; then turn an angle of 34°33' to the right and run Southwesterly along the West ROW of Shelby Street for 150.78 feet back to the point of beginning; Subject to easements, rights of ways and restrictions of record.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seals this 1 day of February, 1980.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

FILED

1980 FEB -7 AM 11:20

Seed Tax .50

Rec 3.00

Ind 1.00

H50

Ethel B. Ferguson

Ethel B. Ferguson

Cecil D. Ferguson

Cecil D. Ferguson

William A. Boudin
JUDGE OF PROBATE

19800207000015430 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority in and for said county in said state, hereby certify that ETHEL B. FERGUSON and husband CECIL D. FERGUSON, 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 and official seal this 1 day of February, 1980.

W. L. Cooke Jr.
Notary Public

[Notarial Seal]

My Commission expires: my commission expires Jan 31, 1983