

QUITCLAIM DEED - (PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH)

STATE OF ALABAMA

89

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration as set out in a decree of divorce, dated April 21, 1980, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, JERRY WAYNE HINDS, an unmarried man, and MARY HINDS, an unmarried woman, hereby remise, releases, quit claims, grants, sells, and conveys to JERRY W. HINDS and SAM DIXON, as Trustees, for the benefit and to the use of JASON WAYNE HINDS AND RICHARD A. HINDS (10 acres apiece) subject to the following terms and conditions: That the property be held in trust, said property being a portion from the homestead consisting of defendant's inheritance), to SAM DIXON and JERRY WAYNE HINDS, Trustees, for the care, use and benefit of RICHARD AUSTIN HINDS and JASON WAYNE HINDS, until each respective child shall attain the age of twenty-five years, (or attend college on a full-time basis, at which time the Trustees may, in their best discretion, devote said funds to the payment of college costs or pay over the full value of each respective child's share upon the age of twenty-five); However, Grantor-Defendant reserves the right to sell the twenty acres along with the balance of the inheritance property, and put the full proceeds into the aforementioned trust account, the following described real estate, situated in Shelby County Alabama, to-wit:

A parcel containing twenty acres, lying within the westernmost boundaries of my property, my said property being described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20, Range 3 West, and run thence West along the North line of said Section for a distance of 620 feet to the point where the North line of said Section intersects the West Bank of Buck Creek, for a point of beginning of the lands herein described and conveyed: Continue thence West along the North line of said Section 23, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23; run thence South along the West line of said Northeast Quarter of the Northwest Quarter of said Section 23, for a distance of 1024.49 feet; thence turn an angle of 92 degrees and 34 minutes to the left and run in a Northeasterly direction for a distance of 3097.83 feet, more or less, to the West bank of Buck Creek to a Point of Beginning; run thence Northerly along Buck Creek to the point of beginning, and all situated in the North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter all in Section 23, Township 20, Range 3 West.

Less and except the property described herein which lies South of County Road 52 (having been conveyed to BOBBY HINDS) and also less and except the property described herein which lies West of the Southern Natural Gas Company Gas Line, and Also:

Less and except the tract on which the residence of JERRY WAYNE HINDS is located, described as follows: Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 23; thence in a Southerly direction, along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, a distance of 100.0 feet; thence 88 degrees 57 minutes 42 seconds left, in a Southeasterly direction, a distance of 2216.73 feet to the point of Beginning, said point also being located on the Southwest bank of Buck Creek; thence 90 degrees 17 minutes 01 second right, in a Southwesterly direction, a distance of 819.82 feet to a point on the Northeast right of way line of Shelby County Highway No. 52; thence 90 degrees 10 minutes 01 second left, in a Southeasterly direction along said Right of Way line, a distance of 109.89 feet to a fence corner; thence in a Northeasterly direction along said fence line (extended), a distance of 855 feet, more or less, to a point on the Northwest Bank of Buck Creek; thence along said bank of Buck Creek, in a Northeasterly, Northerly, and Northwesterly direction, a distance of 1375 feet, more or less, to the Point of Beginning.

TO HAVE AND TO HOLD to said GRANTEES Forever.

Given under my hand and seal, this 15th day of May, 1980.

19800604000060800 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/04/1980 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
WITNESSES: 1980 JUN -4 AM 8:46  
Notar. 50  
Rec. 1.50  
300

JERRY WAYNE HINDS  
MARY HINDS

STATE OF ALABAMA  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JERRY WAYNE HINDS, an unmarried man, and MARY HINDS, an unmarried woman, 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 15th day of May, 1980.

NOTARY PUBLIC  
Karen M. (Laquer)