

649 648

QUITCLAIM DEED - Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA, Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
One and No/100 Dollar----

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-
signed William New Eddins and wife, Frances H. Eddins and
John O. Eddins and wife, ^{JANE} Anne H. Eddins
hereby remises, releases, quit claims, grants, sells, and conveys to

✓ Charles F. Garrett and wife, Minnie E. Garrett

(hereinafter called Grantee), all our right, title, interest and claim in or to the fol-
lowing described real estate, situated in Shelby County, Alabama, to-wit:

All that land lying adjacent to and North of the Northern boundary
of Parcel Number II described on Exhibit "A" attached hereto and made
part and parcel hereof as fully as if set out herein and South of the
old net wire fence lying North thereof.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 15 day of January 19 81

Witnesses:

William New Eddins (SEAL)
William New Eddins

Frances H. Eddins (SEAL)
Frances H. Eddins

John O. Eddins (SEAL)
John O. Eddins

JANE Anne H. Eddins (SEAL)
JANE Anne H. Eddins

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that

William New Eddins and wife, Frances H. Eddins
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 convey-
ance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January 1981

Notary Public: Ann K. Bridges

NOTARY PUBLIC, STATE OF ALABAMA
MY COMMISSION EXPIRES JANUARY 2, 1984
BOARDED BY INSURANCE COMPANY OF NORTH AMERICA

SEE OTHER SIDE FOR OTHER ACKNOWLEDGMENT

This instrument was prepared by

Name Wallace, Ellis, Head & Fowler

Address Columbiana, Alabama 35051

BOOK 330 PAGE 753

BOOK 341 PAGE 275

State of Alabama

County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John O. Eddins and wife, ^{SANC} Anne H. Eddins 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 15 day of January, 1981.

Deed TAX . 50
Dec 4.00
Jud 1.00
5.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

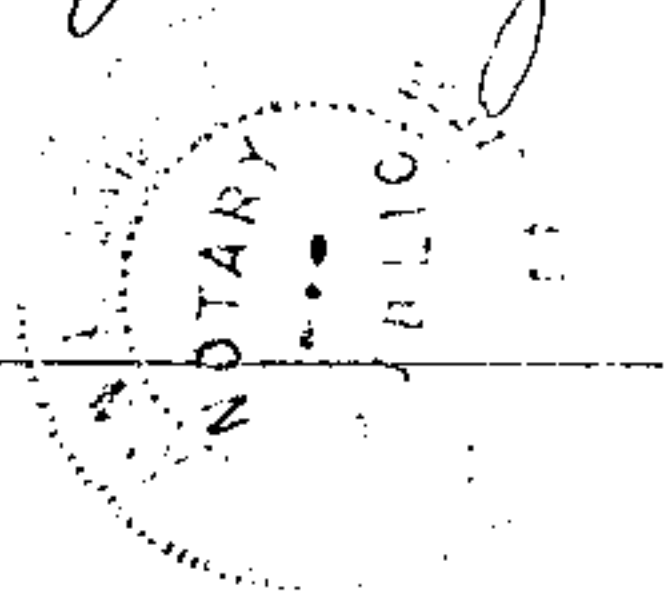
Notary Public

1981 JAN 21 PM 1:00

NOTARY PUBLIC, STATE OF ALABAMA
MY COMMISSION EXPIRES MARCH 8, 1984

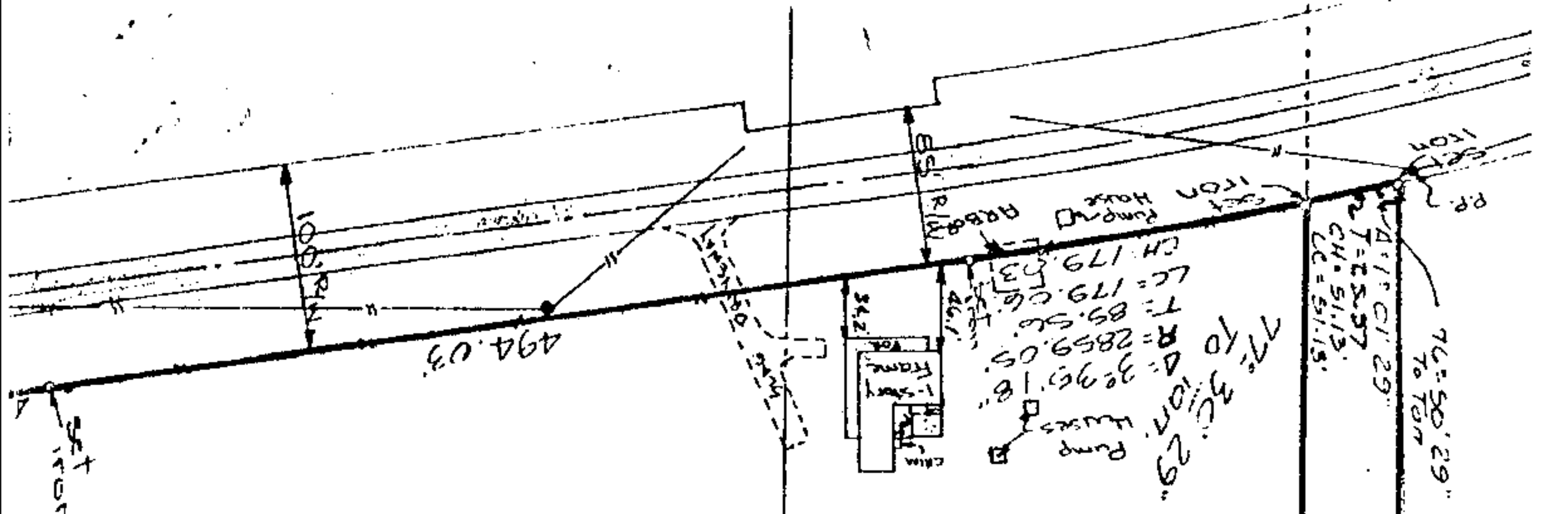
BONDED BY INSURANCE COMPANY OF NORTH ALABAMA

Thomas A. Saunders, Jr.
JUDGE OF PROBATE



BOOK 330 PAGE 754

BOOK 341 PAGE 276



74° 50' 29"
To Ton
CH = 51.13'
T = 25.57'
R = 30.107' 29"

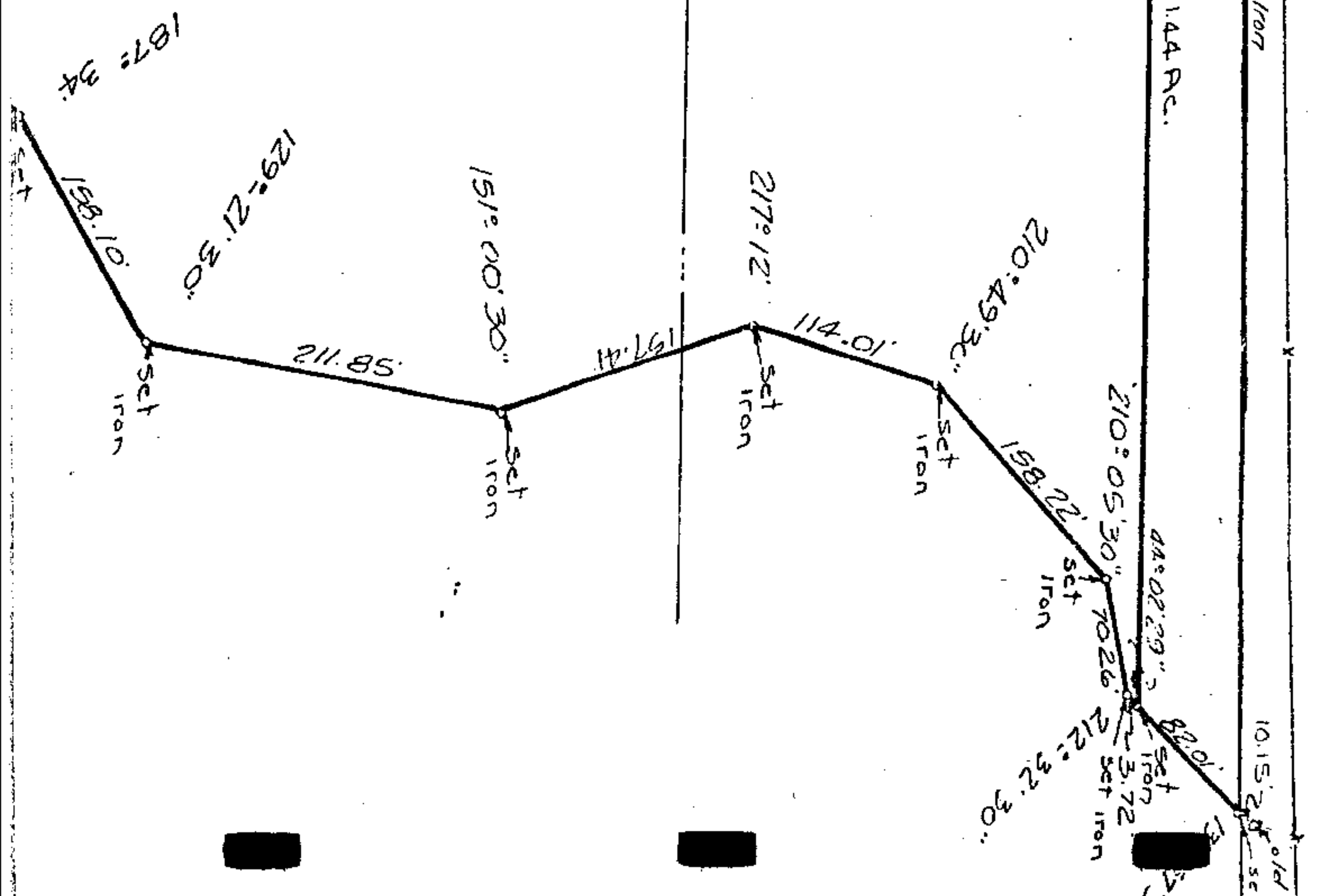
77° 30' 29"
To Ton
CH = 179.06'
T = 89.56'
R = 2859.05'



Deer Brook 239 Page 546
1209.09' To NW
1210.81' To Old Iron
Contains 62,836 Sq. Ft. or 1.44 Ac.

PARCEL II

1138.97'



PARCEL I

Contains 841,579 Sq. Ft. or 19.32 Ac.

PARCEL 11:

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West, run thence in an Easterly direction along the South line of said section for a distance of 1,341.69 feet to the Northeast corner of said section; thence turn an angle to the left of 111 degrees, 25 minutes and run in a Northwesterly direction along the Northeast right-of-way line of U.S. Highway #31 for a distance of 374.53 feet to the point of beginning of a curve to the right, said curve having a central angle of 12 degrees, 43 minutes, 30 seconds and a radius of 2,730.14 feet; thence run along the arc of said curve to the right in a Northwesterly direction of 2,730.14 feet; thence run along the arc of said curve, if extended to said curve, in a Northwesterly direction along the Northeast right-of-way line of U.S. Highway #31 for a distance of 494.03 feet to the point of beginning of a curve to the left, said curve having a central angle of 3 degrees, 35 minutes, 18 seconds and a radius of 2,859.05 feet; thence run along the arc of said curve to the left in a Northwesterly direction along the Northeast right-of-way line of U.S. Highway #31 for a distance of 179.06 feet to the point of beginning: From the point of beginning thus obtained, thence turn an angle to the right of 102 degrees, 29 minutes, 31 seconds from the tangent of last described course and run in an Easterly direction along a line parallel with and 276 feet Northerly of the North line of the South One-Half of the Southwest One-Quarter of Section 28, Township 21 South, Range 2 West, for a distance of 1,138.97 feet; thence turn an angle to the left of 44 degrees, 02 minutes, 29 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 82.01 feet; thence turn an angle to the left of 135 degrees, 57 minutes, 31 seconds and run in a Westerly direction along the South line of a parcel of land recorded in Deed Book 239, Page 546 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 1,209.09 feet to a point on the Northeasterly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 103 degrees, 09 minutes, 31 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 1 degree, 01 minute, 29 seconds and a radius of 2,859.05 feet; thence run along the arc of said curve to the right in a Southeasterly direction along the Northeast right-of-way line of U.S. Highway #31 for a distance of 51.43 feet to the point of beginning. Said parcel containing 1.44 acres.

BOUNDARY SURVEY

SECTION 28, TP. 21 SO., R 2 W

JOB NO 5980

COULTER AND GAY ENGINEERING CO. INC.
121 WEST VALLEY AVENUE
BIRMINGHAM, AL. 35209
PHONE 942-2486

SCALE

SHEET

SIGNED FOR IDENTIFICATION:

William New Eddins
William New Eddins

Frances H. Eddins
Frances H. Eddins

John O. Eddins
John O. Eddins

Jane Anne H. Eddins
JANE Anne H. Eddins

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1982 JUL 21 PM 3:15

Re Recorded to include Survey Exhibit A

Rec. 700

Ind. 700

800

JUDGE OF PROBATE