

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

This instrument prepared by

18-A

Wade H. Morton, Jr., Attorney at Law
South Main Street, P O Box 1227
Columbiana, Alabama 35051

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and No/100 (\$1.00) Dollars and the consideration expressed in that certain instrument of conveyance of even date executed by the undersigned, entitled "Assignment of Redemptive Rights", in hand paid to the undersigned, the receipt/whereof is hereby acknowledged, the undersigned and sufficiency signed TERRY D. TEMPLIN and wife, BEVERLY R. TEMPLIN,

hereby remises, releases, quit claims, grants, sells, and conveys to:

CENTRAL STATE BANK, Calera, Alabama, a banking corporation,

(hereinafter called Grantee), all their right, title, interest and claim in or to the fol-

lowing described real estate, situated in Shelby County, Alabama, ~~including~~ including all of their statutory rights of redemption and all of their redemptive rights of any kind and nature, which are personal to them or which through them are vested in any member of their family or in any person holding possession under them, in and to all of the following described real estate situated in Shelby County, Alabama, to-wit:

According to the legal description of each of the four (4) parcels described in the attached Exhibit "A", attached hereto and made a part hereof.

BOOK 346 PAGE 62

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 31st day of March 1983.

Witnesses:

✓ Terry D. Templin (SEAL)
Terry D. Templin

✓ Beverly R. Templin (SEAL)
Beverly R. Templin

(SEAL)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public

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

Terry D. Templin and wife, Beverly R. Templin,

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 31st day of March 1983.

W. L. T. T. T. T.
Notary Public

EXHIBIT "A"

Real Estate Description

PARCEL # 1

A lot in the Town of Columbiana, Alabama, described as beginning at a point on the South right-of-way line of the Columbiana and Wilsonville paved Highway at the intersection of the East boundary of an alley which runs South from said Highway to the Kingdom public road and which alley now separates the property owned and occupied by Harold Harlin and the property herein described and which said point is marked by an iron stob on the Eastern margin of said alley; run thence in and Easterly direction along the South right-of-way line of said Columbiana and Wilsonville paved Highway a distance of 200 feet, more or less, to an iron stake marking the NW corner of the lot now known as the residence lot of Henry Moon; run thence in a Southerly direction and along the West boundary line of the said Moon lot a distance of 130 feet, more or less, to the center of a drain ditch running in a Westerly direction; run thence in a Westerly direction and along the center of said drain ditch a distance of 200 feet, more or less, to the East boundary line of the alley mentioned above which runs in a Southerly direction from said Columbiana and Wilsonville paved Highway to the Kingdom public road; run thence in a Northerly direction along the East boundary line of said alley a distance of 132 feet, more or less, to the point of beginning, and being the NE $\frac{1}{4}$ of Lot No. 81, according to W. J. Horsley's Map of the Town of Columbiana and lying North of said center line of said drain ditch and being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West. Situated in Shelby County, Alabama.

PARCEL # 2

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 21, Township 21 South, Range 1 East, described as follows: Commence at the SE corner of Section 21, Township 21 South, Range 1 East; thence run North along the East line of said section a distance of 1142.68 feet to the point of beginning; thence continue in the same direction a distance of 752.51 feet to a point on the Southeast R/W line of Shelby County Hwy No. 61; thence turn an angle of 124 degrees 13 minutes 09 seconds to the left and run along said R/W line a distance of 498.69 feet; thence turn an angle of 96 degrees 56 minutes 13 seconds to the left and run a distance of 626.58 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Huntsville, Meridian, Shelby County, Alabama. Situated in Shelby County, Ala.

PARCEL # 3

The West half of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 21, Range 1 East.
The West half of the NE $\frac{1}{4}$ of Section 22 Township 21 Range 1 East, lying South and East of the Montgomery Public Road,

THERE IS EXCEPTED HEREFROM:

the property heretofore sold and which is described in deeds recorded in Deed Book 321, Page 900; Deed Book 324, Page 329, and Deed Book 336, Page 644, all in the Probate Office of Shelby County, Alabama.

PARCEL # 4

Lots Nos. 2,3,4,5, and 6, in Block "E", according to the Survey of Theodore Sparks, County Survey of Shelby County, Alabama, and T.F. Gentry, a Civil Engineer, and known as the Map of College Park in the Town of Columbiana, Shelby County, Alabama, as of record in the Probate Office of Shelby County, Alabama, in Map Book No. 1 on Page 23, and being a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25 Township 21 South, Range 1 West, said map being recorded also in Map Book 3 Page 15 in said Probate Records; being situated in Columbiana, Shelby County, Alabama.

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

1983 APR -1 AM 9:34

JUDGE OF PROBATE

SIGNED FOR IDENTIFICATION:

Terry D. Templin

Beverly R. Templin