

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

STATE OF ALABAMA,

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

-----One and no/100 Dollars----- (\$1.00)

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned A. L. Armstrong, a single man

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

Stephen L. Charlton and wife, Phyllis K. Charlton

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

(See Exhibit "A" attached)

BOOK 347 PAGE 832

A. L. Armstrong, a single man, is surviving grantee on deed recorded in Book 265, Page 740 in Shelby County, Alabama, with Muriel S. Armstrong, his wife, having died on or about February 5, 1977.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 13th day of June 1983

Witnesses:

A. L. Armstrong (SEAL)
A. L. Armstrong, a single man (SEAL)
____ (SEAL)
____ (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

A. L. Armstrong, a single man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June 1983

COMMISSION EXPIRES NOV 26, 1989

Notary Public

Karen Cobb
James L. Cobb

This instrument was prepared by

Name Karen Cobb

Address Shelby State Bank P. O. Box 216 Pelham, Alabama 35124

EXHIBIT "A"

LEGAL DESCRIPTION:

Part of the West $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, lying between the right-of-way of the Atlantic Coast Line Railroad and the Louisville and Nashville Railroad being more particularly described as follows: From a point in the West Half of NW $\frac{1}{4}$ being 1,220.3 feet South of and 303.2 feet East of the Northwest corner of said Section run thence South 70 deg. 48' West for a distance of 177.2 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad; run thence South 17 deg. 59' East along the East right-of-way line of said Louisville and Nashville Railroad Company for a distance of 100.00 feet; run thence South 12 deg. 57' East along the East right-of-way line of said Louisville and Nashville Railroad for a distance of 106.00 feet, more or less, to an existing iron pin; thence continue along said East right-of-way line for a distance of 50.00 feet to a point approximately 0.8 feet North of an existing chain link fence being point "A"; thence turn an angle to the left of 92 deg. 58', more or less, and run in an Easterly direction along a line 0.8 foot North of and parallel to an existing chain link fence and its extension thereof for a distance of 287 feet, more or less, to a point of intersection with the West right-of-way line of the Atlantic Coast Line Railroad being the point of beginning; thence turn an angle to the right of 180 deg. and run West along last mentioned course for a distance of 287 feet, more or less, to aforementioned point "A"; thence turn an angle to the right and run in a Northerly direction along the East right-of-way line of the Louisville and Nashville Railroad for a distance of 50.00 feet to an existing iron pin; thence North 12 deg. 57' West along the East right-of-way line of said Louisville and Nashville Railroad for a distance of 106.00 feet; thence North 17 deg. 59' West along said East right-of-way line for a distance of 142.57 feet; thence turn an angle to the right and run in an Easterly direction for a distance of 178 feet, more or less, to a point on the West right-of-way line of Atlantic Coast Line Railroad that is 299.74 feet from the point of beginning; thence turn an angle to the right and run in a Southeasterly direction along the West right-of-way line of Atlantic Coast Line Railroad for a distance of 299.74 feet to the point of beginning.

Situated in Shelby County, Alabama.

BOOK 347 PAGE 833

STATE OF ALA. SHELBY CO.
DEED RECORDED
1963 JUN 16 PM 12:59

James H. [Signature]
DEED OF RECORD

Deed TAX.	50
Rev	3.00
Ind	1.00
	<hr/> 4.50