

This instrument was prepared by

(Name) D. M. Spitler

(Address) Pelham, Al. 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

QUITCLAIM DEED

1523

THE STATE OF ALABAMA,
SHELBY COUNTY

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

of the sum of ONE DOLLAR

in hand paid to the undersigned, the receipt whereof is hereby acknowledged,

the undersigned hereby releases, quitclaims, grants, sells, and conveys to

Avery Richardson

(hereinafter called Grantee), all my right, title, interest, and calim in or to the following described real

estate, situated in Shelby

County, Alabama, to-wit:

A part of Lot 13, according to the Original Plan of the Town of Montevallo, Alabama, more particularly described as follows: BEgin at the Westernmost point of the intersection of Valley and Shelby Street; thence Southwest along the Northwest side of Valley Street 375 feet to the Southwest corner of lot sold to Charlie Webb, as shown by deed in Deed Book 140 Page 472 in the Probate Office ofShelby County, Alabama, for point of beginning; run thence Northwest along the line of Charlie Webb's lot 133 feet; then southwest and parallel to Valley Street 50 feet; thence Southeast and parallel to Webb's lot line 133 feet to Northwest line of VALley Street; thence Northeast along Valley Street 50 feet to the point of beginning.

The above described property is not the homestead of the grantor nor that of his spouse.

The above described property was conveyed to the Grantor Victor Scott by Deed Book 242 Page 604 and by Victor Scott to Kelly Mae Ferguson soon thereafter; however, said deed apparently was lost before having been recorded. This deed is executed for the purpose of clearing the break in the chain of title.

The above described property constitutes no part of the homestead of grantor.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 7th day of March 19 84

Witnesses: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED Victor Scott (SEAL)

1984 APR 30 PM 1:19

STATE OF ALABAMA

Shelby COUNTY

JUDGE OF PROBATE

Deed TAK .50
Rec 1.50
Ind 1.00
3.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Victor Scott, A MARRIED 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

made 7th day of March, A. D., 1984.

P. O. Box 822
Columbiana, Alabama 35051

Martha B. Ferguson
Notary Public.