

This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

721

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned hereby releases, quitclaims, grants, bargains, sells and conveys unto

HAROLD R. WALKER and wife, FRANCES J. WALKER,

(herein referred to as GRANTEE, whether one or more), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NE 1/4 of SW 1/4 of Section 35, Township 20 South, Range 3 West, more particularly described as follows:

From the NW corner of the NE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, run Southerly along the W boundary of said 1/4-1/4 Section for 993.67 feet to the point of beginning; thence continue southerly along the W boundary line of said 1/4-1/4 Section a distance of + 291 feet to the SW corner of the NE 1/4 of SW 1/4 of Section 35, Township 20 South, Range 3 West, thence turn an angle of + 90 deg. to the left and run easterly along the S boundary line of said 1/4-1/4 Section a distance of +26.54 feet to a point on the W ROW of Shelby Count 95; thence run northerly along the W ROW of said County 95 +290.95 feet to a point on the said W ROW that is +994 feet S of the point of intersection of the W ROW line of said County 95 and the N boundary of the NE 1/4 of SW 1/4 of Section 35, Township 20 South, Range 3 West, thence turn an angle of +90 deg to the left and run westerly +39.5 feet to the point of beginning.

Grantor reserves a ten foot wide easement for the installation of a sanitary sewer across the conveyed land.

It is the intent of this instrument to convey, subject to the easement noted above, all property located in the NE 1/4 of SW 1/4 of Section 35, Township 20 South, Range 3 West lying W of Shelby County Highway 95 that is presently owned by Grantor, whether or not correctly described, or described at all.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of January, 1985.

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

1985 JAN 15 PM 1:13

Deed to .50
Rec. 2.50
Ind. 1.00
4.00

Donald N. Lathem

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald N. Lathem, 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.

Given under my hand and official seal this 15th day of January, 1985.

(NOTARIAL SEAL)

Notary Public

Commission Expires: 1/15/1986