

This instrument was prepared by Conwill & Justice, P.C.  
Attorneys at Law, P. O. Box 557  
Columbiana, Alabama 35051

QUITCLAIM DEED

1348

15000

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100-----Dollars in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to BILLY RAY WATSON (hereinafter called Grantee), all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East lying South of the Central of Georgia railroad right-of-way.

LESS AND EXCEPT the following described property:

A tract of land located in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East; Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and run in a Northwesterly direction a distance of 667.53 feet to the point of beginning of the property herein described; thence continue along last described course a distance of 200 feet to a point; thence run in a Southwesterly direction a distance of 735 feet, more or less, to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; said point being 440 feet North of the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 80 feet to a point; thence turn an angle to the left of 89 deg. 06 min. 24 sec. and run East 600 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the left and run a distance of 325.64 feet to the point of beginning.

ALSO, LESS AND EXCEPT the following described property:

A tract of land located in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15 Township 18 South, Range 1 East; Commence at the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 171.65 feet to a point; thence turn left an angle of 50 deg. 00 min. 06 sec. and run in a Northwesterly direction a distance of 667.53 feet to the point of beginning of the property herein described; thence turn an angle of 95 deg. 13 min. 57 sec. to the left and run a distance of 325.64 feet to a point; thence turn an angle of 46 deg. 03 min. 36 sec. to the right and run a distance of 600 feet to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 360 feet to the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run in an Easterly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the point of beginning.

Grantee's address:

P. O. Box 56  
Vandiver, Alabama 35176

BOOK 086 PAGE 649

THERE IS ALSO CONVEYED TO THE GRANTEE HEREIN, THE FOLLOWING DESCRIBED PROPERTY:

Lots 16, 17, 18 and 19, according to Theo Sparks Survey of the Town of Vandiver, as recorded in Map Book 3, Page 45 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Southwest corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 14, Township 18 South, Range 1 East; thence North along the East line a distance of 10.49 feet to a point, which point is the point of intersection of the North right-of-way line of Shelby County Highway No. 43 and the West right-of-way line of an unnumbered, paved county road being called the Abercrombie Road; thence turn an angle of 30 deg. 05 min. 20 sec. to the right and run a distance of 125.32 feet along the West line of said unnumbered county road to the point of beginning of the property herein described; thence turn an angle of 80 deg. 05 min. 26 sec. to the left and run a distance of 82.02 feet to a point on the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 540 feet, more or less, to the point of intersection with the South right-of-way line of the Central of Georgia Railroad; thence run in a Southeasterly direction along the South line of said railroad right-of-way a distance of 500 feet, more or less, to the point of intersection with the West right-of-way line of the aforementioned unnumbered county highway; thence run in a Southwesterly direction along the West line of said County highway a distance of 520 feet, more or less, to the point of beginning.

LESS AND EXCEPT a tract of land described as follows, to-wit: Commence 35 feet Northwest of the Northwest corner of Lot 15 of said survey, which is known as the W. K. Breit lot for a point of beginning, which point lies on the right-of-way of the Central of Georgia Railway, and then run Southwesterly, parallel with the West line of said Lot 15, a distance of 100 feet; then run Northwesterly, parallel with the right-of-way of the railroad 100 feet; run then Northeasterly, parallel with the West line of said Lot 15, 100 feet to the right-of-way of said railway; then run Southeasterly along the right-of-way of the railway 100 feet to the point of beginning.

TO HAVE AND TO HOLD to said GRANTEE Forever.

Given under my hand and seal, this 14<sup>th</sup> day of August, 1986.

Rudolph Parker (SEAL)  
Rudolph Parker

THE STATE OF ALABAMA)

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rudolph Parker, 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 14 day of August, 1986.

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

1986 AUG 19 AM 11:00

Thomas W. Davidson, Jr.  
JUDGE OF PROBATE

Bonita Y. Davidson  
Notary Public

1. Deed Tax \$ 1.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00

6.50