

299
This Instrument Prepared By:

Bobby C. Underwood
Bradley, Arant, Rose & White
1400 Park Place Tower

Mail Notice To:

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for Ten and No/100 Dollars (\$10.00) in hand paid to William Craig Browne, Jr. (the "Grantor"), by Bear Creek Corporation (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby release, remise, quitclaim and convey unto the Grantee all of the Grantor's right, title and interest in the following described real property situated in Shelby County, Alabama

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

This property does not constitute any part of the Grantor's homestead.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed these presents this 22 day of August, 1986.


William Craig Browne, Jr.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that William Craig Browne, Jr., 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 above and foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 22 day of August, 1986.




Notary Public
FKA: M. Denise Heldon
My Commission Expires: _____
My Commission Expires January 20, 1988

Craig Browne
Bear Creek Corp.
3020 4th Ave S.
B'ham, AL 35233

Commence at the Northwest corner of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, thence proceed S 88° 09' 03" E for a distance of 2411.19 feet to the point of beginning at an iron corner in place at the time of this survey. From this beginning point proceed S 0° 09' 54" W along an old fence line and timber line and continuing for a distance of 1319.85 feet to an iron corner in place at the time of this survey; thence proceed S 87° 25' 08" along an old fence and a red painted line at the time of this survey for a distance of 329.49 feet to an iron corner in place at the time of this survey; thence proceed S 89° 19' 42" E along a painted line at the time of this survey for a distance of 1319.11 feet to an iron corner in place at the time of this survey; thence proceed N 4° 14' 36" E along a red and blue painted line at the time of this survey for a distance of 1318.57 feet to an iron corner in place at the time of this survey. This point being N 89° 52' W of and 1179.02 feet from the Northeast corner of said Section 12. This point being in place at the time of this survey; thence proceed N 86° 25' 36" W for a distance of 606.43 feet; thence proceed S 0° 00' 30" West for a distance of 60.0 feet; thence proceed N 86° 26' W for a distance of 200.0 feet; thence proceed N 0° 00' 30" E for a distance of 646.89 feet; thence proceed S 86° 22' E for a distance of 100.0 feet; thence proceed N 0° 00' 30" E for a distance of 1475.37 feet; thence proceed N 86° 26' 56" W for a distance of 371.54 feet to an iron corner on the Southeast boundary of Shelby County Highway No. 43; thence proceed S 44° 58' 50" W along the Southeast boundary of said highway for a distance of 470.7 feet; thence proceed S 0° 06' 47" W for a distance of 1709.14 feet to an iron corner in place at the time of this survey; thence proceed N 87° 07' 50" W for a distance of 328.30 feet to the point of beginning, EXCEPT THAT PORTION HERETOFORE CONVEYED TO GRANTEE BY WARRANTY DEED dated August 22, 1986, from J. Mervyn Nabors and Charlene M. Nabors.

The above described land is located in the West one-half of the Southeast one-fourth of Section 1 and the Northeast one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, and contains 79.35 acres.

THE SURVEY REFERRED TO IN THIS DESCRIPTION IS THAT SURVEY MADE BY DOWELL M. RAY MARKED JANUARY, 1985, CERTIFIED TO FEBRUARY 28, 1985.

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

1986 SEP -4 PM 3:11

Thomas W. Linder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	—
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	6.50

SCHEDULE "A"