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

STATE OF ALABAMA, SHELBY COUNTY

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

One hundred and no/100 Dollars (Value \$500.00)

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Martha K. Beabout, a widow

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

William E. Beabout and wife, Teresa Beabout
2075 Valley Dale Road, Birmingham, Alabama 35244
(hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" and easement described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibits "A" and "B" are signed by grantor herein for the purpose of identification.

This deed is being executed for the purpose of releasing and conveying to grantees the life estate described in Real Book 78, page 245 in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 28th day of October 1986.

Witnesses:

Martha K. Beabout (SEAL)
Martha K. Beabout

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned authority, a Notary Public

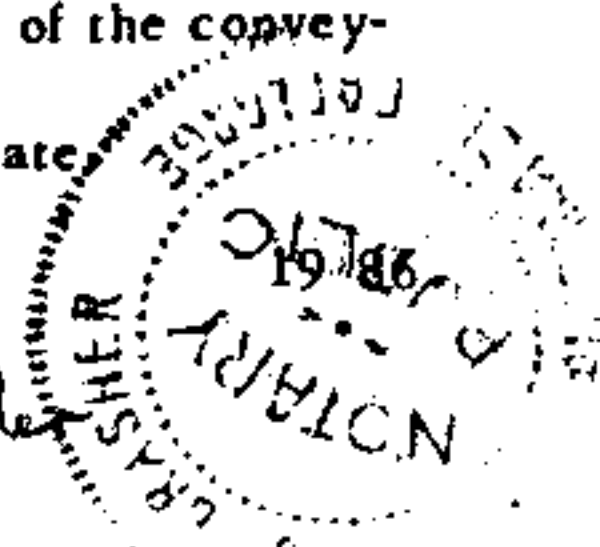
in and for said County, in said State, hereby certify that

Martha K. Beabout, a widow
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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October

MY COMMISSION EXPIRES
JULY 18, 1990

Kathy Brasher
Notary Public



This instrument was prepared by

Name WALLACE, ELLIS, HEAD & FOWLER

Address COLUMBIANA, ALABAMA 35051

W. N. B. C.
President
Branch

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Exhibit "A"

State of Alabama
Shelby County

I, M. D. Arrington, a registered Land Surveyor and Engineer of Birmingham, Alabama, hereby certify the foregoing to be a true and correct map or plat of part of the E 1/2 of E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:
Begin at the SW corner of said E 1/2 of E 1/2 of SW 1/4 of Sec. 30, T. 19 S., R. 2 W. and run North along the West boundary thereof 175.00 ft.; thence turn 92° 11' right and run easterly 170.00 ft.; thence turn 87° 49' right and run southerly 175.00 ft. to a point on the South boundary of said E 1/2 of E 1/2 of SW 1/4; thence turn 92° 11' right and run 170.00 ft. to the point of beginning.

I further certify that there are no encroachments from buildings on adjoining properties; that there are no right-of-ways, easements, or joint driveways over or across said land visible on the surface except as shown; that I have consulted the Federal Insurance Flood Hazard Maps and according to said maps the above described lot is not located in a special flood hazard area.

According to my survey this the 8th day of October, 1985.

M. D. Arrington
M. D. Arrington
Reg. No. 10686
Phone 853-2275

SIGNED FOR IDENTIFICATION:

Martha K. Beabout
Martha K. Beabout, Grantor

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Exhibit "B"
EASEMENT DESCRIPTION

The purpose of the instrument is to convey a 20.0 ft. wide easement for ingress and egress, said easement being 10.0 ft. on both sides of a centerline described as follows: Commence at the SW corner of E 1/2 of E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 W situated in Shelby County, Alabama; thence run North along the West boundary thereof 175.0 ft.; thence turn 92° 11' right and run easterly 160.00 ft. to the point of beginning of the centerline herein described; thence turn 86° 51' 45" left and run northeasterly 748.72 ft.; thence turn 00° 39' 15" left and run 63.43 ft. to the P.C. of a curve to the left (said curve having a central angle of 48° 00' and a radius of 217.50 ft.); thence run along said curve 180.29 ft. to a point on the southerly right-of-way line of Valley Dale Road. All of said easement except the South 115 ft. thereof being along an existing paved drive.

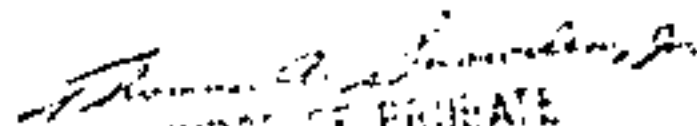
SIGNED FOR IDENTIFICATION:


Martha K. Beabout, Grantor

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

1986 NOV -3 AM 9:49


JUDGE OF PRIVATE

1. Deed Tax	\$ 1.50
2. Mig. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	9.00