

743

THIS INSTRUMENT PREPARED BY DALE N. RICHEY, STATE DIRECTOR, FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, ROOM 717, ARONOV BUILDING, 474 SOUTH COURT STREET, MONTGOMERY, AL 36104

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the United States of America, acting by and through the Administrator of the Farmers Home Administration, United States Department of Agriculture, for and in consideration of the sum of Thirty-Six Thousand Five Hundred and No/100 Dollars, (\$36,500.00), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Bonnie J. Threatt and Bridgett Threatt, unmarried, as joint tenants with the right of survivorship, all its rights, title, claim, interest, equity and estate in and to the following described lands lying in the County of Shelby, State of Alabama, to-wit:

A lot or parcel of land located in the SW 1/4 of the SW 1/4 of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama and being more particularly described as commencing at the Northeast corner of the SW 1/4 of the SW 1/4 of said Section 18; thence South 0°15'W along the East line of said forty, 1010.42 feet to the place of beginning; thence from the place of beginning and continuing along the East line of said forty, South 0°15'W 105.0 feet; thence North 89°32'W 420.0 feet; thence North 0°15'E and parallel to the East line of the SW 1/4 of the SW 1/4 of said Section 18, 105.0 feet; thence South 89°32'E 420.0 feet to the place of beginning and containing 1.01 acres, more or less. Also, a 10 foot wide ingress and egress easement described as follows: Commencing at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence South 0°15'W along the East line of said forty, 1115.42 feet; thence North 89°32'W 420.0 feet to the Southwest corner of the lot herein described and the place of beginning; thence from the place of beginning South 0°15'W 210.0 feet to the North right-of-way line of a paved public road; thence North 89°32'W along the North right-of-way line of said road, 10.0 feet; thence North 0°15'E 230.0 feet; thence South 89°32'E 10.0 feet to the West line of the lot described herein; thence South 0°15'W along the West line of said road, 20.0 feet to the place of beginning and containing 0.05 acres, more or less. (Bearings are magnetic.) Situated in Shelby County, Alabama

Subject to permits, easements and rights-of-way of record.

Subject, however, to all easements and rights-of-way upon, across or through the above-described lands as heretofore have been granted by the United States of America or its predecessors in title.

GRANTEES' ADDRESS:

P.O. Box 406

Harpersville, Alabama 35078

BOOK 124 PAGE 137

TO HAVE AND TO HOLD the same unto the said grantees and, upon the death of either of them, then to the survivor, and to the heirs and assigns of such survivor, in fee simple, forever.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

IN TESTIMONY WHEREOF, the United States of America has caused these presents to be executed this 27th day of February, 1987, pursuant to the authority set forth in 7 CFR 1900, Subpart A.

UNITED STATES OF AMERICA

By: 

DALE N. RICHEY
State Director
Farmers Home Administration
United States Department of Agriculture

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

ACKNOWLEDGEMENT

BOOK 124 PAGE 139

I, Sharon H. Alexander, a Notary Public in and for said County in said State, hereby certify that Dale N. Richey, whose name as State Director of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of February 1987.



(NOTARIAL SEAL)

Sharon H. Alexander
Notary Public
State of Alabama at Large

My Commission Expires: 11/27/88

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

1987 APR -9 AM 11:42

Thomas W. Stevenson, Jr.
JUDGE OF PROBATE

1. Local Tax	<u>\$ 36.50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>45.00</u>