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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, for and in consideration of the sum of Thirty Five Thousand Five Hundred and No/100 Dollars, (\$35,500.00), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Terry S. Phillips and Joe R. Phillips, husband and wife, 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:

Lot 3 according to Farris' Survey and Subdivision of Calera, Alabama, as shown by map on record in Map Book 3, Page 126 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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.

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 their heirs and assigns of such survivor, in fee simple, forever.

IN TESTIMONY WHEREOF, the United States of America has caused these presents to be executed this 16th day of October, 1987, pursuant to the authority contained in Title 7, Code of Federal Regulations, Part 1800.

UNITED STATES OF AMERICA

By: 

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

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✓
Mike A.

STATE OF ALABAMA }
COUNTY OF MONTGOMERY }

ACKNOWLEDGMENT

I, Sandra D. Croley, 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 16th day of October, 19 87.

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Sandra D. Croley
Notary Public
State of Alabama at Large

(NOTARIAL SEAL)

My Commission Expires:

7-26-89

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

1987 OCT 23 AM 11:34

Thomas A. Lunsford, Jr.
JUDGE OF PROBATE

1. Doed Tax	\$ <u>35.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>41.50</u>