

546

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2801
(205) 251-2871

QUIT CLAIM DEED FORM 117

PRINTED AND FOR SALE BY

The State of Alabama, }

SHELBY County }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (10.00) DOLLARS

to Wade Brown & wife, Connie Brown in hand paid
by Phillip Dale Driver & Karen Rnee Driver the receipt whereof
is hereby acknowledged we do remise, release, quit claim and convey to the said

Phillip Dale Driver & Karen Rnee Driver all our
right, title, interest, and claim in or to the following described real estate, to wit

Legal Description attached Exhibit "A".

Book 286 p. 215

The purpose of this Deed is to establish property boundary between grantors and grantees.

situated in Shelby County, Alabama

TO HAVE AND TO HOLD to the said Phillip Dale Driver & Karen Rnee Driver, their
heirs and assigns forever.

Given under our hands and seals, this 4th day of April AD. 1990

Executed and delivered in the presence of

Wade Brown (SEAL)

Connie Brown (SEAL)

Connie Brown (SEAL)

(SEAL)

(SEAL)

Larry J. [Signature]

The State of Alabama

SHELBY

County

I, Larry L. Halcomb

Notary Public

in and for said County, in said State, hereby certify that Wade Brown & wife, Connie Brown

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 4th day of April, 19 90.

Larry L. Halcomb

My Commission Expires January 23, 1991

The State of Alabama

County

I, _____, a _____

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

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily executed the same in his presence and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand, this _____ day of _____, A.D. 19 _____.

LARRY L. HALCOMB

ATTORNEY AT LAW

112-600 MONTGOMERY HIGHWAY

HOMESWOOD, ALABAMA 35209

QUIT CLAIM DEED

THE STATE OF ALABAMA

County

I, _____, Judge of the Probate Court of said County, hereby

certify that the within conveyance was filed for

registration in this office on the

_____ day of _____, 19 _____.

and was recorded in Vol. _____ Record of

on the _____ day of _____, 19 _____.

Judge of Probate.

Record Fee, \$ _____

EXHIBIT "A"

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence run Easterly along the South line of said 1/4 1/4 Section 734.59 feet; thence turn 92 deg. 17 min. 45 sec. left and run Northerly 1702.93 feet to a point on the Southwest Right of way line of Old Highway No. 280 and the point of beginning of the tract of land herein described; thence turn 109 deg. 30 min. 00 sec. right and run Southeasterly along said Right of way line 300.0 feet; thence turn 70 deg. 30 min. 00 sec. right and run Southerly 200.0 feet; thence turn 92 deg. 17 min. 45 sec. right and run Westerly 283.0 feet; thence turn 87 deg. 42 min. 15 sec. right and run 288.8 feet to the point of beginning.

Subject to a 40 foot wide easement for ingress and egress along and parallel with the West line of said tract of land as recorded in Deed Volume 321 page 745.

Subject to a 30 foot easement for ingress and egress, said easement being on both sides of a centerline more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence run Easterly along the South line of said 1/4 1/4 Section 734.59 feet; thence turn 92 deg. 17 min. 45 sec. left and run Northerly 1702.93 feet to a point on the Southwest right of way line of Old Highway No. 280; thence turn right 109 deg. 30 min. 00 sec. and run Southeasterly along said right of way line 220.0 feet to the point of beginning; thence turn right 152 deg. 27 min. 45 sec. and run Southwesterly 63.9 feet; thence turn left 32 deg. 27 min. 45 sec. and run Southwesterly 62.0 feet; thence turn left 36 deg. 45 min. 00 sec. and run Southwesterly 172.8 feet to the end of centerline of said easement.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 APR -6 AM 11:47

JUDGE OF PROBATE

1. Deed Tax	\$	50
2. Mtg. Tax	\$	
3. Recording Fee	\$	7.50
4. Indexing Fee	\$	2.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	12.00