

952

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 DOLLAR (\$1.00) and other good and valuable consideration

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Samuel H. Ramsey and wife, Lavonne E. Ramsey

hereby remises, releases, quit claims, grants, sells, and conveys to Albert C. Williams, Sr. and wife, Nellie F. Williams

(hereinafter called Grantee), all our right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PROPERTY SHOWN ON EXBHITI "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 25 day of June 19 91.

Witnesses:

Witness signatures: Samuel H. Ramsey (SEAL), Lavonne E. Ramsey (SEAL), and two blank lines with (SEAL) labels.

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Samuel H. Ramsey and wife, Lavonnie E. Ramsey

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 and official seal this 25th day of June, 19 91.

Notary signature: Paula R. Thompson, Notary Public

This instrument was prepared by

Name Wallace, Ellis, Head & Fowler

is Columbiana, Alabama 35053

BOOK 353 PAGE 595

Commence at a point where the North boundary of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East intersects the center of the Yellowleaf-Robinson Public Road, for point of beginning of the land herein described; and run thence Southerly along the center of said public road 1008 feet and 9 inches to a point; thence run West and parallel with the South boundary of said Quarter Quarter Section to a point on the West boundary of said Quarter Quarter Section; thence North along the West boundary of said Quarter Quarter Section to the NW corner of said Quarter Quarter Section; thence East along the North boundary of said Quarter Quarter Section to the point of beginning; containing 15 acres, more or less; EXCEPT Right of way of said Yellow-leaf Robinson Public Road.

SUBJECT TO: Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 129, page 77; in Deed Book 197, page 383; and Right of way deed to Shelby County recorded in said Probate Office in Deed Book 256, page 894; and Rights acquired by Alabama Power Company under deed dated March 24, 1966 recorded in said Probate Office in Deed Book 241, pages 841, 842 & 843.

A parcel of land lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Section 30, Township 20 South, Range 2 East, and more particularly described as follows: Starting at the Southeast corner of the said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 30, Township 20 South, Range 2 East, run Westerly along the South boundary line of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 585.2 feet to the center line of Shelby County Highway #441 (Yellowleaf-Robinson Public Road), the point of beginning. Thence continue Westerly along the said South boundary line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 744.8 feet to the Southwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$. Thence run Northerly along the West boundary line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 308.0 feet to an iron marker. Thence run Easterly a distance of 720.2 feet along a line that is parallel to the said South boundary line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ to a point in the center line of said Highway #441, which point is 1,008.75 feet South of the point where the North line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ crosses the center line of said Highway #441. Thence run Southerly along the said center line of said Highway #441 a distance of 309.0 feet to the point of beginning. Said parcel of land lies in the said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Section 30, Township 20 South, Range 2 East. EXCEPT the R/W of said Highway #441.

Situated in Shelby County, Alabama. According to the Survey of Lewis M. Armstrong, Registered Surveyor No. 2201, dated April 25, 1985.

Subject to easements and rights of way of record.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the SE $\frac{1}{4}$; NE $\frac{1}{4}$, Section 30, Township 20 South, Range 2 East, more particularly described as follows: Starting at the NW corner of said SE $\frac{1}{4}$; NE $\frac{1}{4}$, which is the point of beginning, run Easterly along the North boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 620.0 feet to a point on the West right of way line of the Yellowleaf-Robinson Road (Shelby County Highway #441). Thence run Southerly, along the said West R/W line of said Highway #441, a distance of 150.0 feet to an iron marker. Thence run Westerly along a line that is parallel to, and 150.0 feet South of, the said North boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 622.8 feet to an iron marker on the West boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$. Thence run Northerly along said West boundary line of said SE $\frac{1}{4}$; NE $\frac{1}{4}$ a distance of 150.0 feet to the point of beginning. Said parcel of land lies in said SE $\frac{1}{4}$; NE $\frac{1}{4}$; Section 30, Township 20 South, Range 2 East, and contains 2.14 acres, more or less.

BOOK 353 PAGE 596

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

91 JUL 15 PM 2:29

JUDGE OF PROBATE

Samuel H. Ramsey
Samuel H. Ramsey
Lavonne E. Ramsey
Lavonne E. Ramsey

(SIGNED FOR IDENTIFICATION PURPOSES)

1. Doc Fee	2.50
2. Mfg Fee	2.00
3. Recording Fee	5.00
4. Issuing Fee	3.00
5. Notary Fee	1.00
6. Commission	0.00
Total	13.50