

This instrument was prepared by
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Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Note: No title search has
been conducted and
no opinion as to
title has been issued.

23000%

QUITCLAIM DEED

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Dora Bonilla and husband, Julio B. Bonilla (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, the Grantors hereby release, quitclaim, grant, sell and convey to ✓ W. Craig Browne (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

(See attached Exhibit A for legal description)

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this _____ day of _____, 1992.

Dora Bonilla (SEAL)
Dora Bonilla

Julio B. Bonilla (SEAL)
Julio B. Bonilla

STATE OF ALABAMA
COUNTY OF Jefferson

I, Daisy Whalin Reno, a Notary Public in and for said County, in said State, hereby certify that Dora Bonilla and Julio B. Bonilla, 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 19 day of Feb, 1992.

Daisy Whalin Reno
Notary Public

3665 Rockhill Rd.
B'ham, AL 35223

EXHIBIT A

A parcel of land in the South 1/2 of the Southwest 1/4, Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

From the SW corner of the SE 1/4-SW 1/4, Section 18, as beginning point, run along the South 1/4-1/4 line (an orange painted line) South 88 degrees 03 minutes 42 seconds East 1317.3 feet; thence run North 00 degrees 02 minutes 03 seconds West 701.3 feet to a point on the southerly margin of a county gravel road; thence run a chord bearing and distance along said road margin North 75 degrees 31 minutes 43 seconds West for 48 feet; thence continue along said road margin a chord bearing and distance South 47 degrees 11 minutes 23 seconds West 491.34 feet; thence continue along said road margin a chord bearing and distance South 49 degrees 54 minutes 30 seconds West 293.21 feet; thence continue along said road margin a chord bearing and distance South 89 degrees 13 minutes 10 seconds West 249 feet; thence continue along said road margin North 41 degrees 13 minutes 13 seconds West (a chord bearing and distance) 342.1 feet; thence continue along said road margin a chord bearing and distance North 43 degrees 21 minutes 11 seconds West 269.31 feet; thence continue along said road margin a chord bearing and distance North 82 degrees 12 minutes 31 seconds West 128.27 feet to an iron pipe marking the NE corner of Lot 5, Chelsea South Estates Subdivision, as per Map Book 8, Page 14, Probate Office, Shelby County, Alabama; run thence along the East line of said Lot South 01 degrees 04 minutes 40 seconds West 612.23 feet to an iron road marking the SE corner of said lot; thence run along the south line of the SW 1/4-SW 1/4, South 89 degrees 28 minutes 43 seconds East 113.0 feet, back to the beginning point.

LESS AND EXCEPT: Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

SUBJECT TO: Transmission line permit to Alabama Power Company in Deed Book 112, Page 464; and Deed Book 142, Page 247, and Deed Book 102, Page 84.

SUBJECT TO: Right of way to Shelby County, by instrument recorded in deed Book 207, Page 52.

SUBJECT TO: Terms and conditions of those lease agreements recorded in Deed Book 343, Page 363; and Deed Book 338, Page 681.

SUBJECT TO all restrictions, reservations, easements and rights of way of record.

92 FEB 20 PM 12: 17

JUDGE OF PROBATE

1. Deed Tax	\$23.00
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$29.00