

2354

This instrument was prepared by
RICHARD W. VICKERS, ATTORNEY
Post Office Drawer 1080
Alabaster, Alabama 35007-1080
(205) 664-8500

Title Not Examined
Legal furnished by
Grantee

QUITCLAIM DEED

\$500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollars and 00/100 (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Marsha G. Broom, formerly known as Marsha Higgins, a married woman (hereinafter called Grantee), any and all his right, title, interest and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West and run along said 40 acre line North 3 deg. 30 min. West 660 feet to an iron pipe, said point being the Southeast corner of Lot 5, according to K. B. Nickerson's Survey of Helena Road as shown by map of said survey recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama; thence turn left forming an angle to the right of 88 deg. and run West along the South line of Lots 5 and 4 of said subdivision a distance of 200 feet to the Southwest corner of said Lot 4; thence turn right, forming an 88 deg. angle to the left and run North along the West line of said Lot Four 239.63 feet to the point of beginning of the lot herein conveyed; thence continue North along the West line of said Lot Four 178.37 feet to the Southeast corner of Lot 3 in said subdivision; thence turn left forming an interior angle of 92 deg. and run West along the South line of said Lot Three 124 feet; thence turn left forming an interior angle of 73 deg. 43 min. and run 181.75 feet to the North line of Pate Drive; thence along same, in an easterly direction 79.3 feet to the point of beginning.

There is also conveyed to the grantee herein and to her heirs and assigns forever, an easement for ingress and egress to and from said lots over that certain 20-foot driveway known as Pate Drive which runs in an easterly and westerly direction along the South line of the land herein conveyed and which Drive extends from Ash Street in an easterly direction to the West line of said Lot 4. The North line of said driveway running along the South line of the land herein conveyed and the South line of said driveway being 20 feet South therefrom and parallel thereto and said lines of said Drive extend in the same direction from Ash Street to the West line of said Lot 4, all being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 20TH day of MARCH, 1992.


MICHAEL WILLIAM HIGGINS

STATE OF ALABAMA
COUNTY OF

1. Deed Tax	\$ 50
2. Mig. Tax	\$ 250
3. Recording Fee	\$ 300
4. Indexing Fee	\$ 100
5. No Tax Fee	\$ 100
6. Certified Fee	\$ 750
Total	\$ 1550

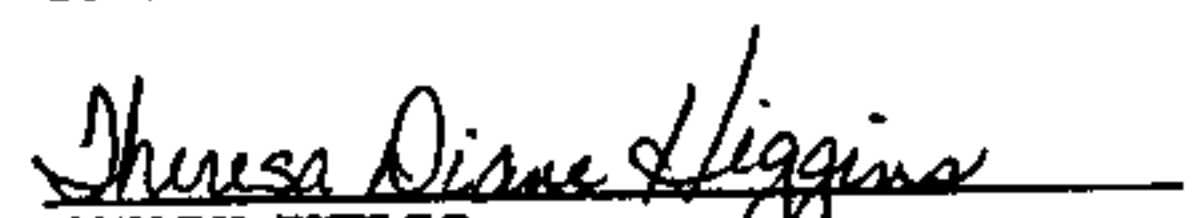
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR 25 PM 1:52

JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael William Higgins, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 1992.


NOTARY PUBLIC

