

This Instrument Prepared By:  
James F. Burford, III, Attorney at Law  
Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

QUITCLAIM DEED

THE STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, HARVEY G. COKER (herein, "Coker") conveyed real property located in Shelby County, Alabama to RANDALL H. GOGGANS (herein, "Goggans") by Deed recorded in Real Record 366, Page 120 in the Office of the Judge of Probate of Shelby County, Alabama (the "Deed"); and

WHEREAS, the Deed reserved a nonexclusive easement for ingress, egress and utilities (the "Easement") and conferred upon Goggans the right to locate the said Easement; and

WHEREAS, by instrument recorded in Real Record 374, Page 732 in the Office of the Judge of Probate of Shelby County, Alabama, Goggans located said Easement by recordation of a Declaration of Easement Location (the "Declaration"), and the Easement as defined by the Declaration is referred to herein as the Defined Easement; and

WHEREAS, Coker and his wife, Paula Coker are the owners of the dominant estate as defined in the Deed; and

WHEREAS, since the Deed and the Declaration, Coker has agreed to vacate the Defined Easement retaining however, the north <sup>25</sup> feet of the defined Easement for utilities, ingress and egress only to benefit the dominant estate as defined in the Deed.

NOW, THEREFORE, in consideration of the premises and Ten and No/100 Dollars (\$10.00) in hand paid by Goggans to Coker, the receipt and sufficiency of which is hereby acknowledged, Harvey G. Coker and wife, Paula Coker, for themselves and as owners of the dominant estate as defined in the Deed hereby remise, release, quitclaim, grant, sell and convey to Randall H. Goggans, and to the owners of any interest in the property within the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, all their right, title, interest and claim in or to the following described real estate except as specifically hereinafter limited, situated in Shelby County, Alabama, to-wit:

The point of beginning is the NE Corner of the NE 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; from the point of beginning run westerly along north line of said 1/4-1/4 section 257.72' to the West right-of-way line of Pintail Drive, thence turn left and run South 60' to a point, thence turn left and run westerly and parallel with the North line of said 1/4-1/4 section a distance of 317.72' to a point, thence turn left and run North 60' to a point on the North line of the NW 1/4 of the NE 1/4 of Section 19, Township 20 South, Range 2 West which point is 60' East of the point

of beginning, thence turn left and run westerly along the North line of said NW 1/4 of the NE 1/4 a distance of 60' to the point of beginning.

LESS AND EXCEPT: the North 25' of the above-described property, the use of which shall be nonexclusive and for ingress, egress and utilities only.

TO HAVE AND TO HOLD to said Grantee or property forever.

GIVEN UNDER MY HAND AND SEAL, this 17<sup>th</sup> day of August, 1992.

Harvey G. Coker  
Harvey G. Coker

Paula M. Coker  
Paula Coker

STATE OF ALABAMA )

COUNTY OF Tefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that HARVEY G. COKER and wife, PAULA COKER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of August, 1992.

Wanda Patrick  
Notary Public  
My Commission Expires: 3-07-94

Inst # 1992-18123

08/26/1992-18123  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 9.50