

Send Tax Notice To:
James R. Moncus, Jr.
1318 Alford Avenue, #102
Birmingham, AL 35226

This instrument was prepared by:
Claude McCain Moncus, Esq.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of the sum of One Dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned, **Toby Moncus Jones**, an unmarried person, hereby remises, releases, quit claims, grants, sells and conveys unto **James R. Moncus, Jr.**, a married person and **Claude McCain Moncus**, a married person (herein referred to as Grantees), all her right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD to said Grantees forever.

IN WITNESS WHEREOF, the undersigned has hereto set her hand and seal this 3 day of March, 1994.

WITNESSES:

Shirley Wiley
Debby Burt

Toby Moncus Jones
TOBYE/MONCUS JONES

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Toby Moncus Jones**, an unmarried person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of March, 1994.

Rosemarie Hernandez
Notary Public
My Commission Expires: 10/19/97

Inst # 1994-06978

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03/03/1994-06978
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Corley

Inst # 1994-06978

EXHIBIT A

Begin at a point 590 feet West of the Southeast corner of the West 1/2 of Section 28, Township 19 South, Range 2 West, thence North 2417 feet; thence 58 degrees, 44 minutes right 282.85 feet; thence 90 degrees, 00 minutes left 229.13 feet; thence 90 degrees, 00 minutes right 183.30 feet; thence 75 degrees, 47 minutes left 2524 feet; thence West 752.25 feet; thence South 87.64 feet; thence 24 degrees, 46 minutes left 2845 feet; thence 83 degrees, 30 minutes right, including only to the center line of public road 1020 feet to a fence line marking the boundary line between the McGuire and J.M.C. Johnson farms; thence 90 degrees, 46 minutes left along said fence line 509.30 feet; thence 6 degrees, 12 minutes left 151.75 feet; thence 2 degrees, 35 minutes, right 270.45 feet to an old water-gap site and Creek; thence down along and including the meanders of said Creek to the center line thereof, 1554 feet, more or less, to its intersection with the South boundary line of Section 28, Township 19 South, Range 2 West; thence East along said boundary line 860 feet, more or less, to point of beginning.

Except highway right of way; except lot sold to Bruce Bailey as shown by deed recorded in Deed Book 169, Page 391, and also except lot sold to Hubert K. Joiner and Dorothy Christine Joiner as shown by deed recorded in Deed Book 176, Page 192, situated in Shelby County, Alabama, and also except that portion of said property heretofore sold to Steve Russo and wife, Julia Early Russo and which tract is particularly described in a mortgage recorded in Volume 267 Page 123, in the Probate Office of Shelby County, Alabama, and also except a lot sold to Madison C. Richards on or about December 31, 1963, and recorded in the Probate Office of Shelby County, Alabama.

The foregoing property is also described as follows:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SAID CORNER BEING 3" CAPPED IRON; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION LINE FOR 483.07 FEET TO A 3/4" CRIMP IRON; THENCE 92°-03'-18" LEFT AND RUN SOUTHERLY FOR 88.00 FEET TO AN OLD AXLE HUB CORNER, SAID AXLE HUB CORNER BEING THE MOST NORTHERLY CORNER OF INDIAN HIGHLANDS ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE 25°-34'-13" LEFT AND RUN SOUTHEASTERLY ALONG THE EAST LINE OF SAID INDIAN HIGHLANDS ESTATES FOR 2,214.76 FEET, MEASURE, 2,214.54 FEET RECORD, TO A REBAR IRON AT THE SOUTHEASTERLY CORNER OF LOTS 19 AND 20 OF SAID INDIAN HIGHLANDS ESTATES; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST STATED COURSE FOR 595.38 FEET TO A 1/2" REBAR WITH A JOSEPH A. MILLER, JR. CAP, ALA. REG. NO. 2875, SAID REBAR BEING ON THE NORTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119; THENCE 97°-03'-09" LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 371.29 FEET TO A 1/2" REBAR SAID REBAR BEING 376.45 FEET (AS MEASURED ALONG SAID RIGHT OF WAY LINE) SOUTHWEST OF THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE 75°-19'-20" LEFT AND RUN NORTHWESTERLY ALONG THE WEST LINE OF A SURVEY DATED JUNE 26, 1981, BY DONALD L. HADDEN, REG. NO. 9681, AND ALONG THE EAST LINE OF SAID PROPERTY BEING DESCRIBED FOR 2,517.01 FEET MEASURE, 2,516.19 FEET RECORD, TO A 1/2" REBAR IRON ON THE NORTH LINE OF SAID N.W. 1/4 OF SECTION 28; THENCE 70°-04'-59" MEASURED, 70°-04'-30" RECORD, LEFT AND RUN WESTERLY ALONG SAID SECTION LINE FOR 271.03 FEET TO THE POINT OF BEGINNING.

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