

THIS INSTRUMENT PREPARED BY HORACE H. HORN, JR., STATE DIRECTOR, FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, SUITE 601, STERLING CENTRE, 4121 CARMICHAEL ROAD, MONTGOMERY, ALABAMA 36106-3683

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, for and in consideration of the sum of Forty Five Thousand and No/100 Dollars, (\$45,000.00), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Arthur C. Hockaday and wife, Betty R. Hockaday, as joint tenants with the right of survivorship, all its rights, title, claim, interest, equity and estate in and to the following described lands lying in the County of Shelby, State of Alabama, to-wit:

A parcel of land in the SE1/4 of the SW1/4, Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: From the point of intersection of the South line of said quarter-quarter section, and the West right of way line of Alabama Highway No. 155, run along the boundary of said highway North 30 degrees 00 minutes West for 77.56 feet to the beginning point of subject lot; from said point run South 60 degrees 24 minutes 11 seconds West 50 feet (along a turnout from the existing county gravel road into said Alabama Highway No. 155) to a point on the North margin of said unpaved road; thence continue along said road margin South 84 degrees 52 minutes 36 seconds West 173.98 feet; thence run North 29 degrees 47 minutes 47 seconds West 93.94 feet to an iron pipe marking the Southwest corner of Emfinger lot; thence run along the South line of Emfinger lot North 65 degrees 30 minutes 58 seconds East 208.46 feet back to the West right of way line of said Highway No. 155; thence run along said right of way line South 30 degrees 00 minutes East for 147.44 feet back to the beginning point. According to undated survey of R. B. Perry, P. E. and L. S. #296. Situated in Shelby County, Alabama.

Subject to the following exceptions:

1. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 112, in Probate Office.
2. Right of way to Shelby County as recorded in Deed Book 135, Page 386, in Probate Office.
3. Power pole and line as shown on survey of R. B. Perry, P. E. and L. S. # 296.
4. Any part of caption lands lying within a public roadway.

SUBJECT TO: Redemption Rights in accordance with Section 6-5-230, Code of Alabama, which redemption rights expire on November 9, 1994.

Subject, however, to all easements and rights-of-way upon, across or through the above-described lands as heretofore have been granted by the United States of America or its predecessors in title.

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Inst # 1994-08169

TO HAVE AND TO HOLD the same unto the said grantees and, upon the death of either of them, then to the survivor, and to the heirs and assigns of such survivor, in fee simple, forever.

No member of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

IN TESTIMONY WHEREOF, the United States of America has caused these presents to be executed this 4th day of March, 1994, pursuant to the authority contained in Title 7, Code of Federal Regulations, Part 1800.

UNITED STATES OF AMERICA

By: 


HORACE H. HORN, JR.
State Director
Farmers Home Administration
United States Department of Agriculture

STATE OF ALABAMA)
)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, SHERRIE S. PERDUE, a Notary Public in and for said County in said State, hereby certify that HORACE H. HORN, JR., whose name as State Director of the Farmers Home Administration, United States Department of Agriculture, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as State Director of the Farmers Home Administration, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of March, 1994.


Notary Public
State of Alabama at Large

DEED	4.50
MORTG	
REC.	8.50
INDEX	2.00
D.P.FEE	2.00

(NOTARIAL SEAL)

My Commission Expires: August 14, 1995

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