

\$ 1.000

Inst # 1994-15212

This instrument prepared by:

DAVID TANNER, Attorney
7211 First Avenue North
Birmingham, Alabama 35206
(205) 836-0923

05/10/1994-15212
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
QUITCLAIM DEED 15.50

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:


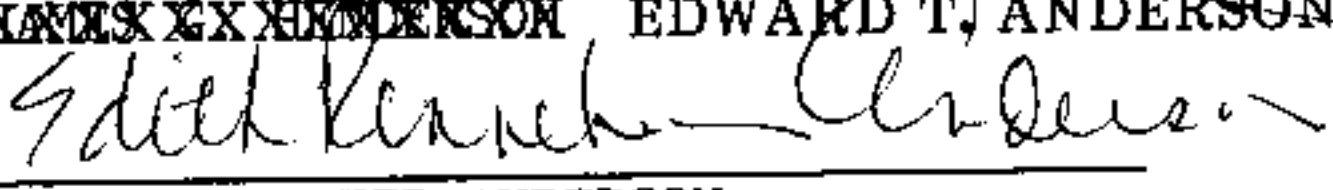

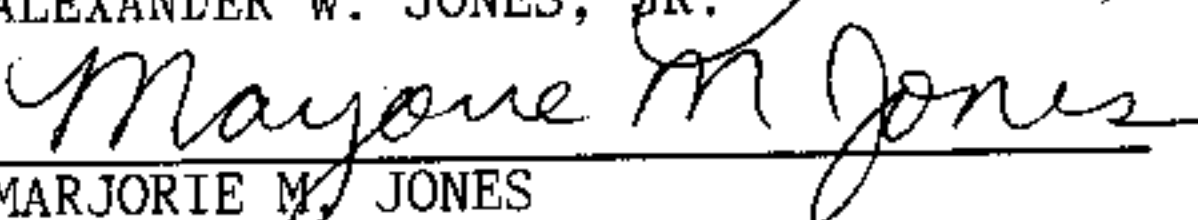
That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by JAMES G. HENDERSON, Grantee herein, to EDWARD T. ANDERSON and wife, EDITH RENNEKER ANDERSON, and ALEXANDER W. JONES, JR. and wife, MARJORIE M. JONES, Grantors herein, the receipt of which is hereby acknowledged, said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY, without any covenants of warranty whatsoever and without recourse to the Grantors, their heirs and assigns, to the said Grantee, all their right, title, interest and claim, if any, in or to that certain parcel of land, located in the County of Shelby, State of Alabama, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT, however, to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise.

The Grantee, and for his heirs and assigns, by acceptance of this deed, agrees to assume all locally assessed real estate taxes, outstanding and otherwise, and any and all past, present, pending and future assessments of every nature whatsoever, which have been or may be levied against the premises.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed on this the 5th of May, 1994,


~~XXXXXXXXXXXX~~ EDWARD T. ANDERSON

EDITH RENNEKER ANDERSON

ALEXANDER W. JONES, JR.

MARJORIE M. JONES

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State do hereby certify that EDWARD T. ANDERSON and wife, EDITH RENNEKER ANDERSON, and ALEXANDER W. JONES, JR. and wife, MARJORIE M. JONES, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily.

Given under my hand and official notarial seal this the 5th day of May, 1994.


NOTARY PUBLIC
Commission Expires August 17, 1994

LEGAL DESCRIPTION

PARCEL I

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 18 South, Range 2 West, more particularly described as follows:

Commence at the Northeast corner of said 1/4-1/4 section and run in a southerly direction along the easterly line of said 1/4-1/4 section a distance of 250.34 feet to the point of beginning; thence 91 degrees 45 minutes 01 seconds right in a westerly direction a distance of 470.00 feet; thence 91 degrees 45 minutes 01 seconds left, in a southerly direction a distance of 150.00 feet; thence 76 degrees 15 minutes right in a southwesterly direction a distance of 768.00 feet to a point in the center line of the Little Cahaba River; thence 132 degrees 39 minutes 37 seconds left, in a southeasterly direction a distance of 415.57 feet to a point in said center line, said property line being 465 feet, more or less, along said center line to said point; thence 72 degrees 54 minutes 29 seconds left, in a northeasterly direction a distance of 516.79 feet; thence 41 degrees 04 minutes 07 seconds right in an easterly direction, a distance of 470.00 feet to the easterly line of said 1/4-1/4 section; thence 91 degrees 45 minutes 01 seconds left, in a northerly direction along said 1/4-1/4 section line, a distance of 235.00 feet to the point of beginning.

Less and except that part of subject property conveyed to Edward T. Anderson by deed dated March 15, 1994 and recorded in Instrument #1994-09434 described as follows:

From the Northeast corner of the Northeast of Northeast 1/4 of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, proceed South along the East boundary of said 1/4-1/4 section line for a distance of 271.89 feet; thence turn an interior angle to the left of 103 degrees 43 minutes 18 seconds and proceed in a southwesterly direction for a distance of 857.52 feet to the Point of Beginning of herein described parcel of land; thence continue along the aforementioned course for a distance of 373.84 feet; thence turn an interior angle to the right of 103 degrees 44 minutes 52 seconds and proceed in a southeasterly direction for a distance of 85.00 feet; thence turn an interior angle to the right of 64 degrees 25 minutes 04 seconds and proceed in a northeasterly direction for a distance of 402.60 feet back to Point of Beginning.

The above described parcel of land is located in the Northeast 1/4 of Northeast 1/4 of section 25, Township 18 South, Range 2 West, Shelby County, Alabama.

Continued...

Anderson / Jones to Henderson

LEGAL DESCRIPTION - CONTINUED

PARCEL II

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 18 South, Range 2 West, more particularly described as follows:

Commence at the Northeast corner of said 1/4-1/4 section and run in a southerly direction along the easterly line of said 1/4-1/4 section a distance of 485.34 feet to the point of beginning; thence 91 degrees 45 minutes 01 seconds right, in a westerly direction, a distance of 470.00 feet; thence 41 degrees 04 minutes 07 seconds left, in a southwesterly direction a distance of 516.79 feet to a point in the center line of the Little Cahaba River; thence 107 degrees 36 minutes 12 seconds left, in a southeasterly direction a distance of 192.06 feet to a point in said center line, said property line being 200 feet to a point in said center line, said property line being 200 feet, more or less, along said center line to said point; thence 31 degrees 13 minutes 41 seconds left, in an easterly direction a distance of 239.00 feet; thence 91 degrees 51 minutes 01 seconds left, in a northerly direction a distance of 205.00 feet; thence 91 degrees 45 minutes 01 seconds right, in an easterly direction a distance of 470.00 feet to the easterly line of said 1/4-1/4 section; thence 91 degrees 45 minutes 01 seconds left, in a northerly direction, a distance of 235.00 feet to the point of beginning.

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