

This instrument was prepared by:

Edward I. Zwilling
JIM PINO & ASSOCIATES, P.C.
P.O. Drawer 1883
Alabaster, AL 35007

TITLE NOT EXAMINED
Legal Description
Furnished by Grantor

QUIT CLAIM DEED

Tax Value \$500.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) 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 **NATHAN L. BEARDEN**, a single man (hereinafter called GRANTEE), all of her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

(A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 3 WEST) Commence at the southeast corner of the northwest quarter of the southeast quarter of Section 4, Township 22 south, Range 3 west, Shelby County, Alabama and run thence northerly along the east line of the NW1/4 of the SE1/4 and the SW1/4 of the NE1/4 of said Section 4 a distance of 1,950.22' to a point; Thence turn a deflection angle of 90°50'03" left and run westerly a distance of 1,601.74' to the point of beginning of the property being described; Thence continue along last described course a distance of 204.04' to a point on the easterly right of way line of Shelby County Highway No. 17; Thence turn deflection angle of 78°39'47" right and run northwesterly along said right of way line a distance of 161.02' to a point; Thence turn a deflection angle of 99°47'02" right and run easterly a distance of 250.37' to a point; Thence turn a deflection angle of 96°36'56" right and run southerly a distance of 165.31' to the point of beginning, containing 0.842 of an acre and marked on each corner with a steel pin or pipe. Property is subject to any and all agreements, easements, rights of way, limitations and/or restrictions of probated record or applicable law.

TO HAVE AND TO HOLD to said GRANTEE forever.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated May 17, 1994 in the Circuit Court of Shelby County, Alabama, Case No.: DR-94-313.

Given under my hand and seal, this 16th day of May, 1994.

Angela M. Bearden (Seal)
ANGELA M. BEARDEN

Witnesses:

Edward I. Zwilling

506 S. Peachtree Dr. Home Ac 35007

06/10/1994-18707
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Angela M. Bearden 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 date the same bears date.

Given under my hand and official seal this 16th day of May, A.D., 1994.

Patti Palmer
Notary Public

1994-18707
Inst