

This instrument was prepared by
PATRICIA Y. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P.O. Box 380275
Birmingham, Alabama 35238
(205) 991-6367

QUITCLAIM DEED

\$500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to George W. Craiger, Jr., a single man, being the sole surviving grantee in that deed recorded at Deed Book 143, page 387, Nelma Craiger having died on or about Decemer 25, 1989, (hereinafter "Grantor", whether one or more) in hand paid by June C. Brasher, a married woman, and George Steven Craiger, Sr., a married man, (hereinafter "Grantee", whether one or more), the receipt whereof is hereby acknowledged by Grantor, the Grantor hereby releases, quitclaims, grants, sells, and conveys to the Grantee all of the Grantor's right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to any and all encumbrances of record, existing leases and tenants in possession.

PREPARED WITHOUT BENEFIT OF SURVEY. ATTORNEY MAKES NO CERTIFICATION REGARDING LEGAL DESCRIPTION. TITLE NOT EXAMINED BY PREPARER OF INSTRUMENT.

Given under the hand and seal of such Grantor, this the 3 day of August, 1994.

WITNESS:

George W. Craiger, Jr.
Grantor - George W. Craiger, Jr.

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that George W. Craiger, Jr., 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, he executed the same voluntarily on the day the same bears date.

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

Kimberly M. Melton
Notary Public
Inst # 1994-24273

106 Sawmill Trace
Alabaster, Ala.
35007

08/03/1994-24273
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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1994-24273

EXHIBIT "A"

The North 2/3 of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the North 2/3 of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$; being 80 acres off of the North side of the said three forty-acres tracts above described. All in Section 25, Township 21, Range 3 West.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Westerly direction, along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 787.45 feet; thence 92 degrees 40 minutes 04 seconds left, in a Southerly direction, a distance of 586.01 feet to the Point of Beginning; thence continue along last described course, in a Southerly direction, a distance of 210.0 feet; thence 90 degrees right, in a Westerly direction, a distance of 210.0 feet; thence 90 degrees right, in a Northerly direction, a distance of 210.0 feet; thence 90 degrees right, in an Easterly direction, a distance of 210.0 feet to the Point of Beginning. Said parcel contains 1.01 Acres.

Also a 30 foot wide easement for ingress and egress, to centerline being more particularly described as follows:

Commence at the Southwest corner of the above described property; thence in a Northerly direction, along the West line of the above described property, a distance of 83.0 feet to the beginning of the centerline of said 30 foot wide easement; thence 58 degrees left, in a Northwesterly direction, a distance of 71 feet; thence 32 degrees 30 minutes right, in a Northwesterly direction a distance of 96 feet; thence 27 degrees left, in a Northwesterly direction, a distance of 120 feet; thence 69 degrees left, in a Southwesterly direction, a distance of 75 feet; thence 40 degrees 30 minutes right, in a Northwesterly direction, a distance of 170 feet, more or less, to a point on the East Right of Way Line of Shelby County Highway 12, said point being the end of said centerline.

LESS AND EXCEPT THE FOLLOWING:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and also a part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 21 South, Range *West and run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 787.45 feet; thence turn 92 deg 40 min 04 sec left and run 527.51 feet to the point of beginning; thence turn 90 deg right and run 638.56 feet to the east right of way line of Shelby County Road No. 12, also being the north boundary of a 30 foot road right-of-way; thence turn 178 deg 49 min 45 sec left and along last said right-of-way 107.02 feet; thence 5 deg 17 min 14 sec right and along said right-of-way 162.61 feet; thence turn 14 deg 35 min right and along said R.O.W. 48.15 feet; thence turn 31 deg 32 min right and along said right-of-way 146.69 feet; thence trun 20 deg 00 min left and along said right-of-way 30 deg 77 min; thence turn 122 deg 34 min left and run 112.20 feet; thence turn 90 deg right and run 210 feet; thence turn 90 deg right and run 210 feet; thence turn 90 deg right and run 62.20 feet to the south boundary of a 30 foot road right-of-way; thence turn 57 deg 26 min left and run 55.23 feet; thence turn 20 degrees right and along said right-of-way 143.41 feet; thence turn 31 deg 32 min left and along said right-of-way 35.85 feet; thence turn 14 deg 35 min left and along said right-of-way 157.39 feet; thence turn 5 deg 57 min 54 sec left and along said right-of-way 106.98 feet to the east right-of-way line of Shelby County Road No. 12; thence turn 87 deg 25 min 27 sec left and along said east right-of-way of Shelby County Road No. 12 296.68 feet; thence turn 91 deg 42 min 13 sec left and run 735.33 feet; thence turn 92 deg 02 min 06 sec left and run 352.14 feet; thence turn 90 deg 00 min left and run 75.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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