

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, AL 35124

Stancil Handley
P.O. Box 828
Columbiana, AL 35051

\$ 500⁰⁰

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Shella Diane Handley, a married woman**, (herein referred to as grantor, whether one or more), do hereby remise, release, quit claim and convey to **Phillip Stancil Handley, a married man**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of Lot 21, in Block 2, according of Nickerson and Scott's survey of the town of Alabaster, Shelby County, Alabama, as recorded in map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and run North along the West line of said lot and along the Birmingham-Montgomery Highway right of way a distance of 50 feet; thence run East along the North line of said lot and extension thereof, a distance of 300 feet; run thence South and parallel with the said Birmingham-Montgomery highway a distance of 50 feet; run thence West and parallel with the North line of said lot and extension 300 feet, more or less to the point of beginning, being in the SE1/4 of SE1/4 of Section 35, Township 20, Range 3 West. There is excepted herefrom a strip of land 5 feet wide off the North side of the above described lot, which said strip is to be used for means of ingress and egress by persons owning property lying immediately East of said property.

Also begin on the South line of Lot 20 in Block 2 according to the said Nickerson and Scott's survey of the Town of Alabaster, said beginning point being at the place where the East line of the Alabama Power Company right of way crosses the South line of said Lot 20 and run in an Easterly direction along the South line of said Lot 20 and an extension thereof 200 feet; thence run in a Northerly direction and parallel with the East line of said Lot 20 a distance of 50 feet; thence in a Westerly direction and parallel with said South line and the extension thereof of said lot and running along the North line of said lot the point where said North line crosses the East line of the said Alabama Power Company right of way; thence along said right of way line a Southeasterly direction to the point of beginning; being in the SE1/4 of SE1/4 of Section 35, Township 20, Range 3 West.

A part of the Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) Section 35 Township 20 South, Range 3 West, more particularly described as follows: Begin at the Southeast corner of said Southeast quarter of Southeast quarter, run thence South 87 deg. 50 min. West 676.0 feet to a railroad iron on the East right of way line of new Highway 31; run thence at an angle of 99 deg. 08 min. to the right along the East line of said right of way 822.3 feet to a point 10 feet North of the South line of Lot 17 in Block 2, Nickerson and Scott survey for the point of beginning of the land herein described, thence turn an angle to the right and run Easterly parallel to and 10 feet North of the South line of said Lot 17 and continue along a straight line in the same direction to a point located 254 feet Easterly of said point of beginning and 10 feet North of said South line of said Lot 17, if

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Inst # 1995-09925

extended; thence turn an angle of 89 deg. 30 min. to the left and run 140.0 feet; thence turn an angle of 90 deg. 30 min. and run 254 feet to the East right of way line of new Birmingham-Montgomery Highway 31; thence turn an angle of 89 deg. 30 min. to the left and run along the East line of said Highway 140.0 feet to point of beginning; being the North forty feet of lot 17 and all of Lots 18 and 19 in Block Two Nickerson and Scott Survey lying East of new Highway right of way and adjacent acreage lying East of above described lots, situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights-of-ways, limitations, if any, of record.

The legal description set out herein was furnished to preparer by the grantee herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said **Phillip Stancell Handley**, his heirs and assigns forever.

Given under my hand and seal this 26th day of January, 1995.

Shella Dianne Handley
Shella Dianne Handley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Shella Dianne Handley, a married woman**, 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 26th day of January, 1995.

August 5, 1996
My Commission Expires

Sammy Popu-Pooni
Notary Public

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Inst # 1995-09925

04/17/1995-09925
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