

MAR 23 1995

QUITCLAIM DEED - Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
One and no/100-----dollarin hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-
signed Catherine Keith, a single womanhereby remises, releases, quit claims, grants, sells, and conveys to
Regency Development, Inc.(hereinafter called Grantee), all her right, title, interest and claim in or to the fol-
lowing described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

05/03/1995-11456
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JDE HCO 12.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under her hand and seal, this day of March 19 95

Witnesses:

Catherine C. Keith (SEAL)
Catherine Keith (SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that

Catherine Keith

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 convey-
ance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of March 19 95

Notary Public

This instrument was prepared by

Name Michael T. Atchison, Attorney at Law

Address P.O. Box 822 Columbiana, Al. 35051

Inst # 1995-11456

EXHIBIT "A"

A parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped iron found locally accepted to be the Southwest corner of said Quarter-Quarter section; thence run North along the West line of said Quarter-Quarter section for a distance of 1,001.32 feet to an iron pin set at the Southwest corner of a deed recorded in Deed Book 202, on Page 211, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 92 degrees 03 minutes 02 seconds and run in an Easterly direction along said deed for a distance of 191.85 feet to an iron pin set; thence turn an angle to the right of 98 degrees 17 minutes 49 seconds and run in a Southwesterly direction for a distance of 20.23 feet to a 1-1/2" open top iron found at the Southwest corner of a Deed recorded in Deed Book 190, on Page 114 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 98 degrees 23 minutes 49 seconds and run in an Easterly direction along said Deed for a distance of 528.80 feet to an iron pin set; thence turn an angle to the left of 81 degrees 36 minutes 11 seconds and run in a Northeasterly direction for a distance of 119.45 feet to a 3" open top iron found at the Southwest corner of a Deed recorded in Deed Book 248, on Page 757, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 79 degrees 56 minutes 17 seconds and run in an Easterly direction along said Deed for a distance of 246.66 feet to a 3" open top iron found; thence turn an angle to the left of 89 degrees 39 minutes 20 seconds and run in a Northerly direction for a distance of 217.16 feet to an iron pin set on the South line of Meadow Brook 6th Sector as recorded in Map Book 8, on Page 44, in the Office of the Judge of Probate, Shelby County, Alabama, said iron pin set being on the North line of said Quarter-Quarter Section; thence turn an angle to the right of 91 degrees 25 minutes 15 seconds and run in an Easterly direction along the North line of said Quarter-Quarter Section and also along the South line of said Meadow Brook 6th Sector for a distance of 338.65 feet to a 3" capped iron found locally accepted to be the Northeast corner of said Quarter-Quarter Section, also being the Southeast corner of said Meadow Brook 6th Sector; thence turn an angle to the right of 88 degrees 12 minutes 20 seconds and run in a Southerly direction along the East line of said Quarter-Quarter Section for a distance of 1,229.81 feet to a 5/8" rebar iron found at the Northeast corner of a Deed recorded in Deed Book 225, on Page 330, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 92 degrees 10 minutes 34 seconds and run in a Westerly direction along said Deed for a distance of 628.88 feet to a bolt found at the Northwest corner of a Deed recorded in Deed Book 225, on Page 332, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 92 degrees 20 minutes 02 seconds and run in a Southerly direction along said Deed for a distance of 104.88 feet to a bolt found on the South line of said Quarter-Quarter Section; thence turn an angle to the right of 92 degrees 23 minutes 46 seconds and run in a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 692.19 feet to the point of beginning. Except 1 acre for cemetery.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00