

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

STATE OF ALABAMA,

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five hundred and no/100-----Dollars

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Aaron Channell, a ☒ man; Estelle Channell, a ☒ woman; Randall L. Channell, ☐ man; Donna Channell, a ☐ woman; Ricky W. Channell, a ☒ man hereby remises, releases, quit claims, grants, sells, and conveys to ☒ Benny B. Hicks and Linda E. Hicks

(hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The intent of this document is to terminate existing easements of record in the SE 1/4 of NE 1/4 of Section 26, Township 20, Range 4 West, whether correctly described or not. Said easement to be replaced by new easements from grantees to grantors herein.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this _____ day of _____ 1995

Witnesses:

Aaron N. Channell (SEAL)
Aaron Channell
Estelle Channell (SEAL)
Estelle Channell
Randall L. Channell (SEAL)
Randall L. Channell
Donna Channell (SEAL)
Donna Channell
Ricky W. Channell (SEAL)
Ricky W. Channell

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a notary public

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

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 5th day of June 19 95

SEE PAGE TWO FOR ADDITIONAL ACKNOWLEDGEMENTS

Notary Public

Jim Ellenor
MY COMMISSION EXPIRES
NOVEMBER 15, 1996

This instrument was prepared by

Name Mike T. Atchison, Attorney at Law

Address P.O. Box 822 Columbiana, Alabama

06/19/1995-15892
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 17.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Estelle Channell, 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 5th day of June, 1995.

Don Ellen My
Notary Public

My commission expires:

MY COMMISSION EXPIRES
NOVEMBER 15, 1996

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Randall L. Channell, 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 14th day of June, 1995.

James R. Dizon
Notary Public
11-8-98

My commission expires:

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Donna Channell, 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 14th day of June, 1995.

James R. Dizon
Notary Public

My commission expires:

11-8-98

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Ricky W. Channell, 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 8th day of May, 1995.

Cindy Hucker
Notary Public

My commission expires:

EXHIBIT "A"

Easement I

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 4 West, in Shelby County, Alabama; thence run West along the South 1/4 - 1/4 line a distance of 464.60 feet, more or less, to the mid-point of an existing driveway. This is the beginning point of said easement to be granted. Easement shall be 30 feet wide, 15 feet on each side of a center line described as follows: From the said beginning point run South 13 degrees 11 minutes East along said drive a distance of 185 feet; thence run South 16 degrees 12 minutes East along said drive a distance of 304.5 feet to the center line of Shelby County Highway 13; thence return to said point of beginning at the mid-point of an existing driveway; thence run South 13 degrees 11 minutes East a distance of 15 feet; thence turn an angle to the right and run parallel to the North boundary of said 1/4 - 1/4 section a distance of 228.63 feet, lying and being in Shelby County, Alabama as recorded in Deed Book 345, Page 208.

Easement II

A right-of-way 30 feet wide, 15 feet on each side of the following described centerline; Commence at SE corner of NE 1/4 of NE 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama; thence run West along South 1/4 - 1/4 line a distance of 334.5 feet; thence run North 15.0 feet to point of beginning; thence run West 150 feet, more or less to the center line of an existing drive; thence run South 13 degrees 11 minutes East along said drive a distance of 200 feet; thence run South 16 degrees 12 minutes East along said drive a distance of 304.5 feet to the center line of Shelby County Highway No. 13 as recorded in Deed Book 342, Page 562.

Inst • 1995-15892

06/19/1995-15892

10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.00