

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
c/o Greg Church
9130 Old Hwy. 280
Chelsea, AL 35043

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,
WHEREAS, **BERT N. ADAMS and WILLIAM W. ADAMS, JR.,** are the heirs of **WILLIAM W. ADAMS, SR. and WIFE, BEULAH REEVES ADAMS,** both deceased; and

WHEREAS, **WILLIAM W. ADAMS, SR. and WIFE, BEULAH REEVES ADAMS,** heretofore conveyed certain real estate located in Shelby County, Alabama, including the lands hereinafter described, to **BERT N. ADAMS, WILLIAM W. ADAMS, JR., and COMMERCIAL BANK OF LIBERTY, MISSOURI, N.A.** as Trustees under Trust Agreement dated August 19, 1977 (collectively, the "1977 Trustees"); and

WHEREAS, during the lifetime of **WILLIAM W. ADAMS, SR. and WIFE, BEULAH REEVES ADAMS,** the 1977 Trustees conveyed to **BERT N. ADAMS, DIANE BETTS ADAMS,** wife of **BERT N. ADAMS,** **WILLIAM W. ADAMS, JR.** and **ELEANER RUTH ADAMS,** wife of **WILLIAM W. ADAMS, JR.** a 9/32 undivided interest in the real estate described above; and

WHEREAS, after the deaths of **WILLIAM W. ADAMS, SR. and WIFE, BEULAH REEVES ADAMS,** the 1977 Trustees conveyed to **BERT N. ADAMS** a 7/32 undivided interest in the real estate described above and to **WILLIAM W. ADAMS, JR.** a 7/32 undivided interest in the real estate described above;

WHEREAS, **BERT N. ADAMS, WILLIAM W. ADAMS, JR., DIANE BETTS ADAMS,** and **ELEANER RUTH ADAMS** conveyed to **BERT N. ADAMS** and **COMMERCIAL BANK OF LIBERTY, MISSOURI, N.A.,** as Trustees under Trust Agreement dated January 16, 1980, a 1/2 undivided interest in the real estate described above; and to **WILLIAM W. ADAMS, JR.,** as Trustee under Trust Agreement dated January 7, 1980, a 1/2 undivided interest in the real estate described above;

WHEREAS, **WILLIAM W. ADAMS, JR.** revoked the 1979 trust, which had been amended from time to time, and created a new trust named the **WILLIAM W. ADAMS, JR. LIVING TRUST,** dated June 21, 1991, and conveyed to said trust his interest in the real estate described above; and

Inst # 1996-01072

WHEREAS, COMMERCIAL BANK OF LIBERTY, MISSOURI, N.A. no longer exists and accordingly, no longer acts as trustee under either of the trusts referenced above;

WHEREAS, BERT N. ADAMS and WILLIAM W. ADAMS, JR., in their respective capacities as trustees and beneficiaries under their respective trusts, are desirous of conveying the hereinafter described real estate to the Grantee herein named, but a cloud on the title to such real estate exists by virtue of the various transactions described above, which can be cleared by all the parties hereto executing this Quit Claim Deed, in conjunction with BERT N. ADAMS and WILLIAM W. ADAMS, JR., in their respective capacities as trustees and beneficiaries under their respective trusts, conveying the hereinafter described real estate to the Grantee herein named.

NOW THEREFORE, that in consideration of **TEN AND NO/100--- DOLLARS---(\$10.00)** and to clear title to the hereinafter described real estate, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **BERT N. ADAMS, as Trustee and Beneficiary under Trust Agreements dated August 19, 1977, as amended, and January 16, 1980, WILLIAM W. ADAMS, JR., individually, and as Trustee and Beneficiary under Trust Agreement dated August 19, 1977, as amended, DIANE BETTS ADAMS, INDIVIDUALLY AND AS WIFE OF BERT N. ADAMS, and ELEANER RUTH ADAMS, INDIVIDUALLY AND AS WIFE OF WILLIAM W. ADAMS, JR.** (herein referred to as GRANTORS) do REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY to **CHURACRE** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

The South 1/2 of SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama. (The property is more particularly described on the attached Exhibit A.)

Along with an easement described as follows:
Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, and run South along the East line of said 1/4 1/4 a distance of 416.60 feet to the Northern right of way of Old Highway 280; thence, turn an angle to the right of 268 deg. 28 min. 00 sec. and run Westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 deg. 31 min. 44 sec. and run 300.00 feet; thence turn an angle to the right of 180 deg. 13 min. 57 sec. and run 299.95 feet; thence turn an angle to the right of 187 deg. 58 min. 17 sec. and run 202.40 feet; thence turn an angle to the right of 171 deg. 47 min. 00 sec. and run 157.85 feet; thence turn an angle to the right of 220 deg. 03 min. 42 sec. and run 130.92 feet; thence turn an angle to the right of 191 deg. 20 min. 55 sec. and run 374.05 feet; thence turn an

angle to the right of 174 deg. 34 min. 10 sec. and run 332.38 feet; thence turn an angle to the right of 184 deg. 53 min. 33 sec. and run 179.76 feet; thence turn an angle to the right of 121 deg. 47 min. 17 sec. and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet; thence turn an angle to the right of 182 deg. 28 min. 27 sec. and run 194.43 feet; thence turn an angle to the right of 210 deg. 39 min. 45 sec. and run 637.41 feet; thence turn an angle to the right of 193 deg. 16 min. 05 sec. and run 352.04 feet; thence turn an angle to the right of 188 deg. 06 min. 38 sec. and run 399.77 feet to the end of said 60 foot easement.

ALSO, along with an easement described as follows:
Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, and run South along the East line of said 1/4 1/4 a distance of 416.60 feet to the Northern right of way of Old Highway 280; thence turn an angle to the right of 268 deg. 28 min. 00 sec. and run Westerly along said right of way a distance of 847.60 feet to the point of beginning; thence turn an angle to the right of 271 deg. 31 min. 44 sec. and run 300.00 feet; thence turn an angle to the right of 180 deg. 13 min. 57 sec. and run 299.95 feet; thence turn an angle to the right of 187 deg. 58 min. 17 sec. and run 202.40 feet; thence turn an angle to the right of 171 deg. 47 min. 00 sec. and run 157.85 feet; thence turn an angle to the right of 220 deg. 03 min. 42 sec. and run 130.92 feet; thence turn an angle to the right of 191 deg. 20 min. 55 sec. and run 374.05 feet; thence turn an angle to the right of 174 deg. 34 min. 10 sec. and run 332.38 feet; thence turn an angle to the right of 184 deg. 53 min. 33 sec. and run 179.76 feet; thence turn an angle to the right of 121 deg. 47 min. 17 sec. and run 121.73 feet to the North line of Section 26 and end of easement.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter, which taxes are subject to a current use assessment.
2. Rights of others to use of easements for access as recorded in Real 75 pages 899, 902 and 905, along with maintenance agreement as recorded in Real 75 page 912 in the Probate Office.

Grantor BERT N. ADAMS, individually and as Trustee described aforesaid hereby reserves unto themselves, their successors and assigns, a non-exclusive easement appurtenant, over and across that portion of the South 1/2 of SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama improved by a roadway that leads from Old U.S. Highway 280 to property owned by BERT

N. ADAMS, as described aforesaid that lies North of the property herein conveyed and being the real estate to which this easement benefits. In the event the roadway is relocated, (which shall only be allowed if the consent of Bert N. Adams is secured) this easement reservation shall apply to the lands over which the relocated roadway is situated.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of January, 1996.

Bert N. Adams
BERT N. ADAMS, individually,
and as Trustee and Beneficiary
under Trust Agreements dated
August 19, 1977, as amended,
and January 16, 1980, as
amended

STATE OF Wisc.

COUNTY OF Dane

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BERT N. ADAMS, whose name individually and as Trustee and Beneficiary under Trust Agreements dated August 19, 1977, and January 16, 1980, as amended, 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, individually and in his capacity as such Trustee and Beneficiary under Trust Agreement dated August 17, 1977, as amended, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 1996.

[Signature]
NOTARY PUBLIC

My Commission Expires:

December 1997

(SEAL)

Diane Betts Adams
DIANE BETTS ADAMS

STATE OF WISCONSIN

COUNTY OF DANE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DIANE BETTS ADAMS**, 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 7TH day of January, 1996.

[Signature]
NOTARY PUBLIC

My Commission Expires:

(SEAL)

Permanently


WILLIAM W. ADAMS, JR.,
individually, and as Trustee
and Beneficiary under Trust
Agreement dated August 19,
1977, as amended

STATE OF Missouri

COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM W. ADAMS, JR.**, whose name individually and as Trustee and Beneficiary under Trust Agreement dated August 19, 1977, as amended, 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, individually and in his capacity as such Trustee and Beneficiary under Trust Agreement dated August 17, 1977, as amended, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of January, 1996.


NOTARY PUBLIC

My Commission Expires:

(SEAL)

RICHARD L. RESCIKE
Notary Public-State of Missouri
Commissioned in Clay County
My Commission expires May 18, 1997

Eleanor Ruth Adams
ELEANOR RUTH ADAMS
ERA

STATE OF Missouri

COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ELEANOR RUTH ADAMS**, 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 5 day of January, 1996.


NOTARY PUBLIC

My Commission Expires: ..

(SEAL)

RICHARD L. RESCIKE
Notary Public-State of Missouri
Commissioned in Clay County
My Commission expires May 19, 1997

EXHIBIT A

A parcel of land in the S 1/2 of the SW 1/4 of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the true Southwest corner of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land run thence East along the true South boundary of said Section 23, a distance of 2700.81 feet to the true Southeast corner of the SE 1/4 of SW 1/4 of said Section 23; thence turn 89 deg. 57 min. 53 sec. left and run 1320.55 feet to the true Northeast corner of said SE 1/4 of SW 1/4; thence turn 89 deg. 39 min. 34 sec. left and run 2686.97 feet to the true Northwest corner of the SW 1/4 of SW 1/4 of said Section 23; thence turn 89 deg. 44 min. 45 sec. left and run 1338.26 feet to the point of beginning of herein described parcel of land.

Grantors make no warranty as to the accuracy of this legal description but nevertheless convey all their respective right, title and interest in and to the aforesaid real estate.

Inst # 1996-01072

01/11/1996-01072
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
008 MCD 27.00