

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

STATE OF ALABAMA,

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
 FIVE HUNDRED AND NO/100-----(\$500.00)
 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-
 signed CHARLES B. SMITH and wife, MYRTICE L. SMITH,
 hereby remises, releases, quit claims, grants, sells, and conveys to
 FREDERICK M. EPSMAN and wife, EDNA J. EPSMAN,
 (hereinafter called Grantee), all their right, title, interest and claim in or to the fol-
 lowing described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Inst # 1996-03259

01/31/1996-03259
 12:23 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 HCD 11.50

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seal, this 30th day of January 19 96

Witnesses:

Charles B. Smith (SEAL)
 Charles B. Smith

 (SEAL)

Myrtice L. Smith (SEAL)
 Myrtice L. Smith

 (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 Charles B. Smith and wife,
 Myrtice L. Smith

whose names are signed to the foregoing conveyance, and who are known to me,
 acknowledged before me on this day, that, being informed of the contents of the convey-
 ance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January 19 96

[Signature]
 Notary Public

This instrument was prepared by Mike T. Atchison, Attorney

Name P O Box 822, Columbiana, AL 35051

Address _____

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Commence at the SW corner of Section 23, Township 22 South, Range 1 East; thence run North along the West line thereof for 1499.76 feet to an iron pin and the point of beginning; thence continue last described course for 1031.15 feet to the Southeasterly right of CSX Transportation Railroad (unimproved); thence 111 degrees 52 minutes 32 seconds right run Southeasterly along said right of way for 1479.51 feet to the East line of Fractional Section "D" of said Section; thence 68 degrees 57 minutes 32 seconds right run Southerly along said East line thereof for 820.23 feet to the Northwesterly line of Shelby County Highway #71; thence 56 degrees 33 minutes 32 seconds right run Southwesterly for 731.85 feet to a curve to the left (having a radius of 2036.51 feet and a central angle of 3 degrees 26 minutes 18 seconds); thence run along said curve and right of way for 122.21 feet; thence 86 degrees 45 minutes 46 seconds right from chord of said curve run Northwesterly along a fence for 210.15 feet; thence 91 degrees 50 minutes 07 seconds left run Southwesterly along a fence for 123.40 feet; thence 129 degrees 22 minutes 53 seconds right run Northerly parallel with the West line of said Section for 718.23 feet; thence 90 degrees 22 minutes 33 seconds left run Westerly for 420.0 feet to the point of beginning. Situated in Shelby County, Alabama.

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