

Send Tax Notice To:
BWA Development Corp.
c/o Hunter Williams
200 Union Hill Drive
Birmingham, Alabama 35209

This instrument was prepared by:
Claude McCain Moncus, Esq.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway, #650
Birmingham, Alabama 35209

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

Inst # 1996-09054

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, the receipt whereof is acknowledged, We, **Ken Dyson and Teena Dyson**, husband and wife (herein referred to as Grantors) hereby remise, release, quit claim, sell and convey unto **BWA Development Corp., an Alabama Corporation** (herein referred to as Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 552.03 FEET TO A POINT; THENCE TURN 77°33'38" LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 260.44 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 129.58 FEET TO A POINT; THENCE TURN 151°21' 32" LEFT, TO THE TANGENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 410.65 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 70.09 FEET TO THE POINT OF TANGENT; THENCE RUN NORTHWESTERLY ALONG SAID TANGENT FOR 22.32 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 312.39 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 257.98 FEET TO THE POINT OF TANGENT; THENCE RUN NORTHWESTERLY ALONG SAID TANGENT FOR 59.25 FEET; THENCE TURN 111°41'09" LEFT AND RUN SOUTHWESTERLY FOR A DISTANCE OF 16.49 FEET; THENCE TURN 73°26'01" LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 130.89 FEET; THENCE TURN 11°21'00" LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 174.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES.

Subject to easements, restrictions and right-of-ways of record, if any.

TO HAVE AND TO HOLD unto said Grantee forever.

Inst # 1996-09054

03/20/1996-09054
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 11th day of March, 1996.

Ken Dyson (SEAL)
KEN DYSON

Teena Dyson (SEAL)
TEENA DYSON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ken Dyson** whose name is signed to the foregoing Quit Claim Deed, 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 11th day of March, 1996.

Paul Philbert
Notary Public
My Commission Expires: 11/30/96

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Teena Dyson** whose name is signed to the foregoing Quit Claim Deed, 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 11th day of March, 1996.

Paul Philbert
Notary Public
My Commission Expires: 11/30/96

Inst # 1996-09054

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