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This Instrument was
prepared by:

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STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JENNYE R. HOLDEN
5215 JAMESWOOD CIRCLE
BIRMINGHAM, AL 35244

Inst # 1996-14405

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED AND NO/100TH (\$500.00) DOLLARS, the undersigned GRANTOR, DAVID R. HOLDEN, AN UNMARRIED MAN, in hand paid by JENNYE R. HOLDEN, GRANTEE herein, the receipt of which is hereby acknowledged, the GRANTOR does by these presents, grant, bargain, sell and convey unto JENNYE R. HOLDEN, the GRANTEE herein, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Map and Survey of Jameswood, 2nd Sector, as recorded in Map Book 11, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to:

1. The provision contained in Item 1 of that Memorandum Agreement entered into by the parties and adopted by the Circuit Court of Jefferson County in the Final Judgement of Divorce entered in Dr 95-144 and providing more specifically as follows:

The wife shall be awarded the residence, located at 5215 Jameswood Circle, Birmingham, and all equity therein subject to the following provision. The wife shall assume the indebtedness secured by first mortgage and will hold the husband harmless therefrom. The wife will be responsible for taxes, insurance, and all reasonable and ordinary maintenance on said property. The husband shall be responsible for making the second mortgage payments until the property is sold or the debt is retired.

At any time in the future, if the house should be sold, or the wife remarry, wife will remit to husband 50% of the current net equity that is present in the residence as of the date of this agreement, in the amount of, to-wit: Twelve thousand, nine hundred, fifty dollars (\$12950.00). (Note: Net equity is defined as market value of the property, less loan value and less cost of selling and closing residence).

2. Taxes for the year 1995, which constitute a lien against the subject property, but which are not yet due and payable until 1996.
3. 35 foot building set back line from Jameswood Circle as shown on recorded map of said subdivision.
4. 20 foot utility easement across the East side of said lot as shown on recorded map.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 566 and Real Book 157, Page 562 in Probate Office of Shelby County, Alabama.
6. Title to minerals underlying caption lands with mining

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rights and privileges belonging thereto as conveyed in Deed Book 4, Page 542 in Probate Office of Shelby County, Alabama.

7. Restrictive Covenants and conditions as recorded in Real Book 165, Page 401 in Probate Office.
8. Agreement with Alabama Power Company as recorded in Real Book 172, Page 425 in Probate Office.
9. Easements as to underground cables as recorded in Real Book 172, Page 429 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

In Witness Whereof, the said GRANTOR, DAVID R. HOLDEN, a unmarried man, has hereunto set his signature and seal, this the 29th day of APRIL, 1996.

David R. Holden
DAVID R. HOLDEN

STATE OF ALABAMA)

COUNTY OF Shelby)

ACKNOWLEDGEMENT

I, Kenneth D. Good, a Notary Public, in and for said County, in said State, hereby certify that DAVID R. HOLDEN, 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 this the 29th day of APRIL, 1996.

Kenneth D. Good
Notary Public

My commission expires: 4-29-99

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