

SEND TAX NOTICE TO:

Annie Drake

108 REED DR.

COLUMBIANA, AL 35051

STATE OF ALABAMA )

JEFFERSON COUNTY )

QUITCLAIM DEED

\$500.00

WHEREAS, the undersigned, MYRA BROWNE LEWIS, DONALD CLAYTON KOENIG and LYNDA NIXSON KOENIG (hereinafter referred to as the "Grantors") on a parcel of real estate situated in the City of Columbiana, Shelby County, Alabama;

WHEREAS, ANNIE DRAKE, residing on Depot Road, Columbiana, Alabama (hereinafter referred to as the "Grantee") owns a parcel of real estate situated adjacent to the real estate owned by the Grantors;

WHEREAS, a recent survey of the Grantor's property indicates encroachments of Grantee's improvements on the property owned by the Grantors; and

WHEREAS, Grantors wish to resolve the conflict by quit claiming and releasing unto Grantee said strip of property over which Grantee's improvements are situated.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the undersigned Grantors, the Grantors do hereby remise, release, quitclaim and convey unto the Grantee all their right, title and interest in and to the real property described in "Exhibit A" attached hereto and situated in incorporated herein by reference, such real estate being situated in the City of Columbiana, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on this 5 day of July, 1996.

Myra Browne Lewis  
Myra Browne Lewis

Donald Clayton Koenig  
Donald Clayton Koenig

Lynda Nixon Koenig

Lynda Nixon Koenig

STATE OF ALABAMA )

Montgomery COUNTY )

07/10/1996-22151  
11:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra Browne Lewis, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of July, 1996.

[Signature]  
Notary Public  
My Commission Expires: MARCH 24, 1998

Inst # 1996-22151

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Clayton Koenig, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 2 day of ~~June~~, 1996.  
July

Kimberly Kay Hurst  
Notary Public  
My Commission Expires: My commission expires December 1, 1998

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynda Nixon Koenig, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 2 day of ~~June~~, 1996.  
July

Kimberly Kay Hurst  
Notary Public  
My Commission Expires: My commission expires December 1, 1998

THIS INSTRUMENT PREPARED BY:  
Chervis Isom  
Berkowitz, Lefkovits, Isom & Kushner, P.C.  
1600 SouthTrust Tower  
Birmingham, Alabama 35203

Inst # 1996-22151

EXHIBIT A

07/10/1996-22151  
11:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.00

PARCEL II

DESCRIPTION: PART OF THE N.E. 1/4 OF THE N.W. 1/4 AND PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 26; PART OF THE S.E. 1/4 OF THE S.W. 1/4 AND PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN COLUMBIANA, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE N.W. 1/4 OF SAID SECTION 26; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 26 PROJECTED NORTHWARD FOR 2.82 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DEPOT STREET, SAID POINT ALSO BEING AN OLD REBAR CORNER WHICH IS ALSO THE SOUTHEAST CORNER OF THE "ELLIOTT LOT" DESCRIBED IN DEED BOOK 12, PAGE 496, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 137°-14'-28" RIGHT AND RUN SOUTHEAST ALONG SAID RIGHT OF WAY LINE FOR 30.06 FEET TO A POINT; THENCE 93°-46'-21" RIGHT AND LEAVING SAID RIGHT OF WAY LINE RUN SOUTHWESTERLY PARALLEL TO AND 30 FEET FROM THE SOUTHERNMOST LINE OF THOSE PARCELS DESCRIBED IN VOLUME 221, PAGE 46 AND VOLUME 169, PAGE 734, (SAID PARCELS BEING PART OF THE ELLIOTT LOT DESCRIBED IN VOLUME 12, PAGE 496) FOR 200.73 FEET TO A POINT; THENCE 86°-13'-39" RIGHT AND RUN NORTHWESTERLY PARALLEL TO AND 10 FEET FROM THE WESTERN MOST LINE OF THAT PARCEL DESCRIBED IN VOLUME 169, PAGE 734, FOR 130.06 FEET TO A POINT; THENCE 93°-46'-21" RIGHT AND RUN NORTHEAST FOR 10.02 FEET TO THE WESTERNMOST CORNER OF THAT PARCEL DESCRIBED IN VOLUME 169, PAGE 734; THENCE 86°-13'-39" RIGHT AND RUN SOUTHEASTERLY ALONG THE WESTERNMOST LINE OF SAID PARCEL FOR 100 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL; THENCE 86°-13'-39" LEFT AND RUN NORTHEASTERLY ALONG THE SOUTHERNMOST LINE OF THOSE PARCELS DESCRIBED IN VOLUME 169, PAGE 734, AND VOLUME 221, PAGE 46, FOR 190.71 FEET, MEASURED, (191 FEET, RECORD) TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7,036 SQUARE FEET, MORE OR LESS, OR 0.161 ACRES, MORE OR LESS.