

QUITCLAIM DEED

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STATE OF ALABAMA:
JEFFERSON COUNTY:

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the undersigned Grantor,

FAYE E. FITZWATER f/k/a FAYE COLE

does hereby remise, release, quit claim, grant, sell, and convey to the Grantee,

✓ **WILLIAM H. COLE**

all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

A tract of land situated in the NW 1/4 of the SE 1/4, and the SW 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the NW 1/4 of the SE 1/4; thence North along the East line thereof a distance of 2119.48 feet to the SE ROW line of Shelby County Highway No.12; thence 112 deg. 07 min. 28 sec. and run SW along the said ROW line for 106.12 feet; thence 98 deg. 15 min. 26 sec. left in a Southeasterly direction a distance of 180.0 feet; thence 44 deg. 13 min. 32 sec. right in a Southwesterly direction a distance of 33.5 feet; thence 53 deg. 49 min. 45 sec. and run Southwesterly a distance of 300.0 feet; thence 112 deg. 23 min. 13 sec. right and run North a distance of 222.0 feet to the Southeast ROW line of Shelby County Highway No.12; thence 112 deg. 23 min. 13 sec. left and run Southwest along said ROW a distance of 150.83 feet to the beginning of a curve to the left, said curve having a radius of 1600.57 feet and subtending a central angle of 09 deg. 18 min. 12 sec.; thence run Southwest along the arc of said curve a distance of 259.89 feet; thence 58 deg. 30 min. 07 sec. left from "Tangent to Curve" and run in a Southerly direction a distance of 1794.30 feet to a point on the South line of the NW 1/4 of the SE 1/4; thence 87 deg. 17 min. 36 sec. and run in an Easterly direction along the South line thereof a distance of 667.94 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Easement for Ingress and Egress in the SE 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the point of intersection of the West line of said 1/4-1/4 Section; thence South along the West line of said 1/4-1/4 a distance of 185.0 feet to the point of beginning of the center line of a 20 foot wide easement; thence 30 deg. 21 min. 54 sec. left and Southeast a distance of 60 feet; thence 42 deg. 30 min. right and run Southwest 205 feet to the West line of the Southeast quarter of the Northeast quarter, the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easement, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to said Grantee for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the undersigned Grantor,
19/1996-26800
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.50

P.O. Box 56
Montevallo AL 35115

Inst # 1996-26800

Given under my hand and seal, this _____ day of _____, 19____.

Gene J. Taylor
Witness

Faye E. Fitzwater
FAYE E. FITZWATER f/k/a
FAYE COLE

ACKNOWLEDGMENT

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Faye E. Fitzwater, 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. Given under my hand and official seal this the 14 day of August, 1996.

Brandi A. Ballard
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 29, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-26800

08/19/1996-26800
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.50