

THIS INSTRUMENT PREPARED BY:

Send tax notice to:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Sonya F. Thomas
100 Foster Road
Columbiana, AL 35051

NO TITLE SEARCH REQUESTED OR PAID FOR. LEGAL DESCRIPTION PROVIDED BY PURCHASER.

QUIT CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY-FIVE THOUSAND AND NO/100.....(\$55,000.00) Dollars to the undersigned grantor, VERNON DALE THOMAS, an unmarried man, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells and conveys to said SONYA F. THOMAS, all of his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See attached "Exhibit A" and attached "Exhibit B" for legal descriptions.

THE UNDERSIGNED GRANTOR, VERNON DALE THOMAS, IS ONE AND THE SAME PERSON AS VERNON THOMAS, DEFENDANT IN SHELBY COUNTY CASE # DR 96-138.

THIS DEED IS BEING MADE PURSUANT TO THAT CERTAIN PROVISION OF THE FINAL JUDGMENT OF DIVORCE RENDERED BETWEEN VERNON DALE THOMAS AND SONYA F. THOMAS, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA UNDER CASE NO. DR 96-138 AND RENDERED ON JULY 29TH, 1996, AND SIGNED BY THE HONORABLE JUDGE J. MICHAEL JOINER ON JULY 29TH, 1996.

THE ENTIRE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

Given under my hand and seal, this 29th day of July, 1996.



Vernon Dale Thomas

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Inst # 1996-27173
08/21/1996-27173
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
BEO SNA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vernon Dale Thomas, an unmarried man, 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 July, 1996.


Notary Public
Commission Expires: 1-21-98

"Exhibit A"

From the Southeast corner of the NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; proceed North 01 degrees 00 minutes 43 seconds East along the East boundary of said NW 1/4-SW 1/4 a distance of 200.57 feet; thence turn 92 degrees 55 minutes 45 seconds left and proceed South 88 degrees 05 minutes West a distance of 476.6 feet; thence turn 97 degrees 30 minutes 05 seconds right and proceed North 05 degrees 35 minutes East a distance of 486.95 feet; thence turn 00 degrees 18 minutes left and proceed North 05 seconds 17 seconds East a distance of 304.66 feet; thence turn 81 degrees 46 minutes left and proceed North 76 degrees 29 minutes West a distance of 63.0 feet to the point of beginning of herein described parcel of land; thence continue North 76 degrees 29 minutes West a distance of 190.0 feet; thence turn 90 degrees left and proceed South 13 degrees 31 minutes West a distance of 230 feet; thence turn 90 degrees left and proceed South 76 degrees 29 minutes East a distance of 190 feet; thence turn 90 degrees left and proceed North 13 degrees 31 minutes East a distance of 230.0 feet to the point of beginning of herein described parcel of land.

Also an easement for an access road, said easement being 20 feet in width, the centerline of same being more particularly described as follows: From the Southeast corner of the NW 1/4-SW 1/4 of Section 35, Township 20 South, Range 1 West; proceed North 01 degrees 00 minutes 43 seconds East along the East boundary of said NW 1/4-SW 1/4 a distance of 200.57 feet; thence South 88 degrees 05 minutes West a distance of 476.6 feet; thence North 05 degrees 35 minutes East a distance of 486.95 feet; thence North 05 degrees 17 minutes East a distance of 304.66 feet; thence North 76 degrees 29 minutes West a distance of 63 feet to the Northeast corner of the above described 1 acre parcel; thence turn 90 degrees left and proceed South 13 degrees 31 minutes West along the East boundary of said 1 acre parcel a distance of 230.0 feet to the Southeast corner of said 1 acre parcel; thence turn 90 degrees right and proceed North 76 degrees 29 minutes West along the South boundary of said 1 acre parcel a distance of 70 feet to a point in the center of said 20 foot easement and being the point of beginning of herein described road easement; thence proceed along the center line of said easement the following courses: South 83 degrees 29 minutes West, 118.4 feet; thence North 44 degrees 54 minutes West, 144.0 feet; thence North 59 degrees 04 minutes West, 231.1 feet to the point of ending of the centerline of the above described 20 foot easement and being the point of beginning of the Northerly boundary of a 10 foot easement; thence proceed South 70 degrees 50 minutes West along the Northerly boundary of said 10 foot easement a distance of 302.59 feet; thence proceed South 53 degrees 29 minutes West along the Northerly boundary of said 10 foot easement a distance of 66.0 feet; thence proceed South 32 degrees 01 minutes West along the Northerly boundary of said 10 foot easement a distance of 121.47 feet to a point on the East right of way boundary of County Highway #47, the point of termination of herein described 10 foot easement.

Also a 10 foot easement for an access road to the above described 1 acre parcel of land, the South boundary of said easement being more particularly described as follows: From the Southeast corner of the NW 1/4-SW 1/4 of Section 35, Township 20 South, Range 1 West; proceed North along the East boundary of said forty a distance of 200.57 feet; thence South 88 degrees 05 minutes West a distance of 476.5 feet; thence proceed North 05 degrees 35 minutes East a distance of 486.95 feet; thence proceed North 05 degrees 17 minutes East a distance of 304.66 feet; thence proceed North 76 degrees 29 minutes West a distance of 63 feet to the Northeast corner of the above described 1 acre parcel; thence proceed South 13 degrees 31 minutes West along the East boundary of said 1 acre parcel a distance of 230 feet; thence proceed North 76 degrees 29 minutes West along the South boundary of said 1 acre parcel a distance of 70 feet to a point in the center of the above described 20 foot easement; thence proceed along the centerline of said 20 foot easement the following courses: South 83 degrees 29 minutes West, 118.4 feet; North 44 degrees 54 minutes West 144.0 feet; North 59 degrees 04 minutes West a distance of 231.1 feet to the point of beginning of the Southerly boundary of a 10 foot easement; thence proceed along the Southerly boundary of said 10 foot easement the following courses: South 70 degrees 50 minutes West, 302.59 feet; South 53 degrees 29 minutes West, 66.0 feet; South 32 degrees 01 minutes West along the Southerly boundary of said 10 foot easement a distance of 121.47 feet to a point on the Easterly right of way boundary of County Highway #47, being the point of termination of herein described 10 foot easement.

Exhibit "B"

From the Northeast corner of the NW1/4 of the SW1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, proceed South 01 deg. 00 min. 43 sec. West along the East boundary of said NW1/4 - SW1/4 a distance of 117.10 feet to the point of beginning of herein described parcel of land; thence continue South 01 deg. 00 min. 43 sec. West along the East boundary of said forty a distance of 1006.42 feet; thence proceed South 88 deg. 04 min. 58 sec. West a distance of 476.6 feet; thence proceed North 05 deg. 35 min. 03 sec. East a distance of 486.95 feet; thence proceed North 05 deg. 16 min. 47 sec. East a distance of 304.66 feet; thence proceed North 76 deg. 28 min. 57 sec. West a distance of 70.0 feet; thence proceed North 13 deg. 25 min. 41 sec. West a distance of 95.77 feet; thence proceed North 76 deg. 13 min. 26 sec. East a distance of 524.05 feet to the point of beginning. Containing 9.91 acres.

The above described property is located in the NW1/4 of the SW1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama.

Inst # 1996-27173

08/21/1996-27173
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.50