

Instrument Prepared By:
MITCHELL A. SPEARS
P. O. BOX 119
MONTEVALLO, ALABAMA 35115

Send Tax Notice To:
Johnny R. Stamps and
Carol F. Stamps
1 Dunwar Drive
Calera AL 35040

MINIMUM VALUE: \$500.00

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar and other good and valuable consideration (\$1.00) DOLLARS to Alma Stamps (aka Alma I. Stamps), an unmarried woman; Johnny R. Stamps and wife, Carol F. Stamps; James Amos, a married man; Alma F. Rice (fka Alma F. Amos), an unmarried woman, Tommie B. Falkner (aka Tommy B. Falkner), a married man, in hand paid by Johnny R. Stamps and wife, Carol F. Stamps, the receipt whereof is hereby acknowledged it to remise, release, quit claim and convey to the said Johnny R. Stamps and wife, Carol F. Stamps all their right, title, interest, and claim in or to the following described real estate, to-wit:

Lot 2, Block 2, according to Map of Pelham Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 page 57, EXCEPT a lot described as follows: Begin at the NW corner of Lot 2, Block 2, Map of Pelham Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 page 57, and run thence Southerly along the East side of Pelham Street 100 feet; thence Easterly and parallel with the North boundary of said Lot 2, 80 feet; thence Northerly and parallel with the East boundary of said Pelham Street 100 feet to the North boundary of said Lot 2; thence Westerly along the North boundary of said Lot 2, 80 feet to the point of beginning.

ALSO, EXCEPT the following described lot:
A part of Lot 2, Block 2, Pelham Estates, as recorded in Map Book 3 page 57, in Probate Office, being more particularly described as follows: From the NW corner of said Lot 2, Block 2, run in an Easterly direction along the North line of said Lot for a distance of 80 feet to the point of beginning; thence continue along last mentioned course for a distance of 132.54 feet; thence turn an angle to the right of 90 deg. and run in a Southerly direction for a distance of 100 feet; thence turn an angle to the right of 85 deg. 18 min. and run in a Westerly direction for a distance of 48.78 feet; thence turn an angle to the left of 39 deg. 50 min. and run in a Southwesterly direction for a distance of 67.68 feet; thence turn an angle to the right of 29 deg. 30 min. and run in a Southwesterly direction for a distance of 80.65 feet, more or less, to a point on the Easterly right of way line of Pelham Street; thence turn an angle to the right of 92 deg. 40 min. and run in a Northwesterly direction along said right of way line for a distance of 76.38 feet; thence turn an angle to the right of 102 deg. 21 min. and run in an Easterly direction for a distance of 80 feet; thence turn an angle to the left of 102 deg. 21 min. and run in a Northwesterly direction for 100 feet to the point of beginning. Situated in Shelby County, Alabama.

THE REAL ESTATE HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR HEREIN, NOR THAT OF THE SPOUSE OF ANY GRANTOR HEREIN, NEITHER IS IT CONTIGUOUS THERETO.

THIS DEED IS MADE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO THE ABOVE DESCRIBED REAL ESTATE TO JOHNNY R. STAMPS AND WIFE, CAROL F. STAMPS, ALSO, FOR THE PURPOSE OF CORRECTING AND CURING ANY AND ALL CLOUDS UPON TITLE, AND DEFECTS, AS CITED WITHIN THE HEIRSHIP AFFIDAVIT, HERETO ATTACHED AS EXHIBIT "A".

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", AND FULLY INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

SUBJECT TO:
PROPERTY TAXES FOR 1996 AND SUBSEQUENT YEARS.
MINERAL AND MINING RIGHTS ARE NOT INSURED.
BUILDING SETBACK LINE(S) AND PUBLIC EASEMENT(S) AS SHOWN BY PLAT.
TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 174 PAGE 321 IN PROBATE OFFICE.

11/22/1996-38681
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MCD 28.00

CSB

Inst # 1996-38681

TO HAVE AND TO HOLD to the said Johnny R. Stamps and wife, Carol F. Stamps, their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, hereto set their signatures and seal, this the 20th day of Nov., 1996.

Alma Stamps
Alma Stamps
Johnny R. Stamps
Johnny R. Stamps
Carol F. Stamps
Carol F. Stamps
James Amos
James Amos
Alma F. Rice
Alma F. Rice
Tommie B. Falkner
Tommie B. Falkner

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand this the 29th day of October, 1996.

Suzanne Watley
Notary Public
My commission expires: My Commission Expires July 28, 1999

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Johnny R. Stamps and Carol F. Stamps**, whose names are signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of November, 1996.

J. C. A.
Notary Public
My commission expires: 9/97

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **James Amos**, whose names are signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of October, 1996.

Suzanne Watley
Notary Public
My commission expires: My Commission Expires July 28, 1999

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand this the 29th day of October, 1996.

Suzanne Watley
Notary Public
My commission expires: July 28, 1999
~~My Commission Expires July 28, 1999~~

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand this the 29th day of October, 1996.

Suzanne Watley
Notary Public
My commission expires:
My Commission Expires July 28, 1999
~~My Commission Expires July 28, 1999~~

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW Alma Stamps, Johnny R. Stamps, Alma F. Rice, and Tommie B. Falkner, as Affiants herein, and after first being duly sworn, said Affiants do hereby depose and say as follows:

1. That all Affiants are over the age of nineteen (19) years, of sound mind, and have personal knowledge of the facts stated herein.

2. Alma Stamps is one and the same person as Alma I. Stamps, and has, in the past, used both names, interchangeably.

3. Alma F. Rice is one and the same person formerly known as Alma F. Amos, and has heretofore used both names.

4. Tommie B. Falkner is one and the same person as Tommy B. Falkner, and has, in the past, used both names, interchangeably.

5. On or about December 20, 1986, John Eugene Stamps deceased, intestate, while residing in Shelby County, Alabama, at a time when he was seized of certain real estate located in Shelby County, Alabama, hereinafter described as follows:

Lot 2, Block 2, according to Map of Pelham Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 page 57, EXCEPT a lot described as follows: Begin at the NW corner of Lot 2, Block 2, Map of Pelham Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 page 57, and run, thence Southerly along the East side of Pelham Street 100 feet; thence Easterly and parallel with the North boundary of said Lot 2, 80 feet; thence Northerly and parallel with the East boundary of said Pelham Street 100 feet to the North boundary of said Lot 2; thence Westerly along the North boundary of said Lot 2, 80 feet to the point of beginning.

ALSO, EXCEPT the following described lot:

A part of Lot 2, Block 2, Pelham Estates, as recorded in Map Book 3 page 57, in Probate Office, being more particularly described as follows: From the NW corner of said Lot 2, Block 2, run in an Easterly direction along the North line of said Lot for a distance of 80 feet to the point of beginning; thence continue along last mentioned course for a distance of 132.54 feet; thence turn an angle to the right of 90 deg. and run in a Southerly direction for a distance of 100 feet; thence turn an angle to the right of 85 deg. 18 min. and run in a Westerly direction for a distance of 48.78 feet; thence turn an angle to the left of 39 deg. 50 min. and run in a Southwesterly direction for a distance of 67.68 feet; thence turn an angle to the right of 29 deg. 30 min. and run in a Southwesterly direction for a distance of 80.65 feet, more or less, to a point on the Easterly right of way line of Pelham Street; thence

turn an angle to the right of 92 deg. 40 min. and run in a Northwesterly direction along said right of way line for a distance of 76.38 feet; thence turn an angle to the right of 102 deg. 21 min. and run in an Easterly direction for a distance of 80 feet; thence turn an angle to the left of 102 deg. 21 min. and run in a Northwesterly direction for 100 feet to the point of beginning. Situated in Shelby County, Alabama.

6. John Eugene Stamps, hereinafter designated as "decedent" was survived by his spouse and two adult children, there having been no other children, either natural or adopted, which survived said decedent, and the names and addresses of each of the heirs of the decedent, all of whom were over the age of nineteen (19) years and of sound mind, are hereinafter designated as follows:

Alma Stamps, surviving spouse
1 Dunwar Drive
Calera, Alabama 35040

Alma F. Rice, surviving daughter
1 Dunwar Drive
Calera, Alabama 35040

Johnny R. Stamps, surviving son
1 Dunwar Drive
Calera, Alabama 35040

7. Other than those heirs, or next-of-kin, hereinabove designated, the decedent left no surviving children, adopted or natural, neither are there any persons or entities, other than designated above, who make any claim in or to the above designated decedent's estate.

8. All debts and charges against the estate of the above designated decedent have heretofore been paid and fully satisfied.

9. The interests of Alma Stamps and Johnny R. Stamps in relation to the above described real estate, was acquired by Deed recorded at Deed Book 328, Page 539, in the Office of the Probate Judge, Shelby County, Alabama. Subsequent thereto, Johnny R. Stamps and Alma I. Stamps conveyed a certain portion of said real estate to James Amos and wife, Alma F. Amos, as recorded at Real Book 142, Page 346, in the Office of the Probate Judge of Shelby County, Alabama. Next, a portion of said property was conveyed to Tommy B. Falkner by James Amos and wife, Alma F. Amos, which Deed was recorded in Real Book 216, Page 803, in the Office of the Probate Judge of Shelby County, Alabama. Finally, Tommie B. Falkner, who was also known as Tommy B. Falkner, conveyed a portion of the above designated property to Johnny R. Stamps and wife, Carol I. Stamps, by Deed recorded at Instrument #1992-13420, in the Office of the Probate Judge, Shelby County, Alabama.

10. This Heirship Affidavit is intended to set forth the chain of title regarding the prior conveyances heretofore designated within this Affidavit, and the Quitclaim Deed immediately preceding this Affidavit, is intended to cure prior defects within the prior legal description contained within such prior Deeds as indicated within this Affidavit, as it is the case that such previously referenced Deeds do not fully describe the real estate which was intended to be conveyed by all of the Affiants, and Grantors, as designated upon the faces of the said various Deeds hereinabove referenced.

FURTHERMORE, the Affiants saith naught.

Alma Stamps
Alma Stamps

Johnny R. Stamps
Johnny R. Stamps

Alma F. Rice
Alma F. Rice

Tommie B. Falkner
Tommie B. Falkner

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand this the 29th day of October, 1996.

Suzanne Watley
Notary Public

My commission expires: _____
My Commission Expires July 28, 1999

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand this the 20th day of November, 1996.

[Signature]

Notary Public

My commission expires: 9/97

STATE OF ALABAMA)

COUNTY OF SHELBY)

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

Given under my hand this the 29th day of October, 1996.

[Signature]

Notary Public

My commission expires: _____

My Commission Expires July 28, 1999

STATE OF ALABAMA)

COUNTY OF SHELBY)

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

Given under my hand this the 29th day of October, 1996.

[Signature]

Notary Public

My commission expires: _____

My Commission Expires July 28, 1999

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11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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