

Prepared without benefit of survey. Attorney makes no certification as to legal description.

This instrument was prepared by
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QUITCLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to **Ralph Mitchell, Jr., an unmarried man**, (hereinafter "Grantor", whether one or more) in hand paid by **Donna Riggs Mitchell, an unmarried woman**, (hereinafter "Grantee", whether one or more), the receipt whereof is hereby acknowledged by Grantor, the Grantor hereby releases, quitclaims, grants, sells, and conveys to the Grantee all of the Grantor's right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama to wit:

From the Northwest corner of the NE $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama proceed East along the North boundary of said NE $\frac{1}{4}$ -NE $\frac{1}{4}$ for a distance of 605.50 feet to a point; thence turn a deflection angle of the right of 63°44'00" and proceed Southeasterly for a distance of 481.61 feet to the POINT OF BEGINNING of herein described parcel of land; thence continue along the aforementioned course for a distance of 194.17 feet to a point; thence turn an deflection angle of the right of 96°35'00" and proceed Southwesterly for a distance of 435.11 feet to a point; thence turn and deflection angel to the right of 40°47'00" and proceed in a Northwesterly direction for a distance of 135.06 feet to a point on the East side of the centerline of a Shelby County Paved Road; thence turn a deflection to the right of 62°54'00" and proceed in a Northwesterly direction parallel to the centerline of said County Road for a distance of 256.07 feet to a point; thence turn a deflection angle to the right of 93°55'00" leaving said road side proceed Easterly for a distance of 476.88 feet back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the NE $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama and contains 3.00 acres.

Subject to current taxes, easements and restrictions of record.

This Deed is being executed pursuant to the terms of the divorce agreement between Ralph Mitchell, Jr. and Donna Riggs Mitchell filed in the Circuit Court of Shelby County, Alabama, Case Number DR 96-467 DAC.

TO HAVE AND TO HOLD to said Grantee forever.

Given under the hand and seal of such Grantor, this the 31 day of July, 1996

WITNESS:

Eva D. Mooney

Ralph Mitchell, Jr.
01713/1997-01250
Grantor AM ROBERT M. MITCHELL, Jr.
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 32.00

Inst # 1997-01250

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ralph Mitchell, Jr. 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 and official seal this 31st day of December 1996.


Notary Public

Inst # 1997-01250

01/13/1997-01250
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RCB 32.00