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This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1997-02644

01/27/1997-02644
10:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **J. T. Boykin, Jr. and wife Sandra Boykin**, (herein referred to as grantor, whether one or more), hereby remise, release, quit claim, grant, sell and convey unto **Alvin J. Stinson, Jr.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A 12-foot easement for purposes of ingress, egress, and public utilities situated in the NW 1/4 of Section 18, Township 24 North, Range 16 East, Shelby County, Alabama, and described as follows:

Commence at the Southern most corner of Lot 10, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, in the Judge of Probate Office, Shelby County, Alabama; thence run Northwesterly along the Western line of said Lot 10; also being the Northeast right of way boundary of a 20 foot public right of way for a distance of 340.00 feet to the Northwest corner of said Lot 10; thence turn an angle of 27 deg. 51' 00" to the left and continue along said 20 foot right of way for a distance of 175.00 feet; thence turn an angle of 64 deg. 59' 00" to the left and continue along said 20 foot right of way for a distance of 50.34 feet; thence turn an angle of 85 deg. 36' 50" to the right for a distance of 53.59 feet; thence turn an angle of 3 deg. 49' 49" to the left a distance of 26.09 feet to an existing fence and the point of beginning of the centerline of a 12 foot ingress and egress and public utility easement; thence turn an angle of 180 deg. 00' to the right a distance of 26.09 feet; thence turn an angle of 3 deg. 49' 49" to the right a distance of 53.59 feet; thence turn an angle of 11 deg. 33' 41" to the right a distance of 20.22 feet to the Southerly right of way line of said 20 foot right of way; thence leaving said right of way continue along last described course for a distance of 39.27 feet; thence turn an angle of 8 deg. 51' 48" to the right for a distance of 59.70 feet; thence turn an angle of 8 deg. 00' 25" to the right for a distance of 29.28 feet; thence turn an angle of 10 deg. 25' 34" to the left for a distance of 16.12 feet to the deed line of a warranty deed from Florence Louise Boykin, a widow, to J. T. Boykin recorded in Deed Book 357, page 824, August 3, 1984, in the office of the Probate Judge of Shelby County, Alabama; thence continue along said line for a distance of 11.63 feet; thence turn an angle of 33 deg. 30' 48" to the left for a distance of 26.90 feet; thence turn an angle of 23 deg. 36' 34" to the left for a distance of 58.00 feet to the Northwesterly right of way line of a private road; said point being the end of said centerline of 12 foot easement.

Subject to the rights, easements, and interest of Alabama Power Company.

Grantors hereinabove reserve the right to post the hereinabove described easement with reasonable safety signs cautioning traffic that children are at play and that motorists are to proceed with caution.

In the event the existing water line to Lots 12, 13 and 14 is located within property owned by J. T. Boykin, Jr. and Sandra Boykin, the grantee, his successors, purchasers, and assigns, will be allowed to continue usage of the water line and will be allowed to repair and maintain said water line.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of January, 1997.

J. T. Boykin, Jr. (SEAL)
J. T. Boykin, Jr.

Sandra Boykin (SEAL)
Sandra Boykin

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. T. Boykin, Jr. and wife, Sandra Boykin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 10th, being informed of the contents of the conveyance, they executed the same voluntarily on the day 10th same bears date.

Given under my hand and official seal this 10th day of January, 1997.

Conrad M. Foster, Jr.
Notary Public

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