

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC
PO BOX 360187
(Address) Birmingham, AL 35236-0187



QUITCLAIM DEED

THE STATE OF ALABAMA, Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Thousand and no/100ths-----\$200,000.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Thomas E. Owen (hereinafter called Grantee), all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

02/06/1997-03886
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 211.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 29th day of January 19 97

Witnesses:

Susan S. Owen (SEAL)
Susan S. Owen

_____(SEAL)

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public

in and for said County, in said State, hereby certify that

Susan S. Owen, a single individual whose name is assigned 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 on the day the same bears date.

Given under my hand and official seal this 29th day of January 19 97

EXHIBIT "A"

A parcel of land in the Northeast ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; described as follows:

Commence at the Northeast corner of said Section 28; thence run West along the North section line 1097.00 feet to the point of beginning; thence continue last course 125.00 feet to a point on the Southeast right of way of an Alabama Power Company transmission line; thence run South 53°27'46" West 245.24 feet along said right of way, thence run South 43°43'36" East 141.68 feet; thence run North 75°51'05" East 226.41 feet; thence run South 13°48'35" East 261.20 feet to a point on the centerline of a 30 foot easement; thence run North 59°03'39" East 244.97 feet along said centerline to the point of a clockwise curve having a delta angle of 80°11'34" and a radius of 35.63 feet; thence run along the arc of said curve and centerline 49.87 feet; thence run South 40°44'27" East 39.10 feet, tangent to said curve and the end of said 30 foot easement centerline, thence run North 75°49'28" East 24.08 feet, thence run North 14°10'32" West 399.19 feet to the point of beginning.

Less and Except, the most Westerly 30 feet and the most Southerly 15 feet of the above described parcel which has been reserved as an easement for ingress, egress and utilities; together with a right of way for ingress, egress and utilities between the above described parcel and Shelby County Highway #119, the centerline of which is described as follows:

Commence at the Northeast corner of said Section 28; thence run West along the North section line 1097.00 feet thence run South 14°10'32" East 399.19 feet; thence run South 75°49'28" West 24.08 feet to the point of beginning of the centerline of a 50 foot right of way (25 feet on each side of said centerline); thence run South 14°10'32" East 522.62 feet to the end of said 50 foot right of way; thence run North 75°49'28" East 25.0 feet to the point of beginning of the centerline of a 60 foot right of way (30 feet on each side of said centerline); thence run South 14°10'32" East 362.0 feet to a point on the North right of way of said Highway #119 and the end of said centerline.

Situated in Shelby County, Alabama.

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Inst # 1997-03886

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STEWART TITLE
GUARANTY COMPANY