

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Deed Tax - \$20.00
2 pages - 5.00
indexing - 6.00
\$31.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this the 1st day of JANUARY, 1997 by and between CHARLES J. TERZIN and wife, ESTHER J. TERZIN, as Grantors, and CHARLES J. TERZIN and ESTHER J. TERZIN, Trustees, or their successors in trust under the TERZIN LIVING TRUST dated November 12, 1996, and any amendments thereto, as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, the Grantors have remised, released, quitclaimed and conveyed and do by these presents remise, release, quitclaim and convey unto the said Grantees, all their right, title and interest in and to the following described real estate lying and being situated in Shelby County, State of Alabama, to-wit:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 20, Range 1 East, Shelby County, Alabama, for the point of beginning of the property herein described; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 407.83 to a point on the East right-of-way line of Shelby County Highway No. 432; thence run in a Southwesterly direction along the East right-of-way line of said road a distance of 390 feet to a point; thence run East, parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 500 feet, more or less, to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning. Containing four (4) acres, more or less, and being situated in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

NO TITLE EXAMINATION REQUESTED OR PERFORMED.

TO HAVE AND TO HOLD the real estate described above, together with all appurtenances thereunto belonging or in anyway appertaining unto the Grantees, their heirs and assigns, forever.

03/13/1997-07800
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

Inst # 1997-07800

IN WITNESS WHEREOF, the Grantors have hereunto set their hand(s) and seal(s) on the day and year first above written.

Charles J. Terzin
CHARLES J. TERZIN

Esther J. Terzin
ESTHER J. TERZIN

STATE OF ALABAMA

COUNTY OF SHELBY

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

GIVEN under my hand and official seal on this the 1st day of January, 1997.

Melissa Lee Barbs

Notary Public

Commission expires: My commission expires July 22, 2000.

Inst # 1997-07800

03/13/1997-07800
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 31.00

THIS INSTRUMENT PREPARED BY:
R.F. (Ben) Stewart III
STEWART, KEEVER & ST. JOHN, L.L.C.
100 RiverPoint Corporate Center
Suite 205
Birmingham, Alabama 35243
(205) 970-0034

RETURN RECORDED DEED TO:

Charles J. Terzin
Esther J. Terzin
2130 Highway 32
Columbiana, AL 35051