

1500

Tax Notice to:

This instrument prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P.O.Box 587, Columbiana, Ala. 35051

Henry L. Nichols, Jr.
Frederick A. Nichols
Joan N. Alexander
P. O. Box 795
Columbiana, AL 35051

QUIT CLAIM 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, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Wilson Alexander, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to Henry L. Nichols, Jr., Frederick A. Nichols, and Joan N. Alexander (hereinafter called Grantees), all right, title, interest and claim of the undersigned, Wilson Alexander, in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a corner in place being the Southeast corner of Lot No. 5 of Block No. 1 of the Nichols Addition to Columbiana as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at page 74; thence proceed North 02 deg. 24' 17" East for a distance of 323.28 feet to the Northwest corner of Lot No. 21 of Block No. 1 of said subdivision, said point being located on the Southerly boundary of Virginia Street (vacated Deed Book 255 at page 725), said point being the point of beginning. From this beginning point continue North 02 deg. 24' 17" East for a distance of 20 feet; thence proceed South 88 deg. 06' 13" East for a distance of 141.85 feet to a corner in place; thence proceed South 88 deg. 00' 17" East for a distance of 68.74 feet; thence proceed South 04 deg. 09' 33" West for a distance of 19.90 feet to a point on the Southerly boundary of said vacated street, said point being the Northeast corner of Lot No. 24 of Block No. 1 of the aforementioned subdivision; thence proceed North 88 deg. 06' 13" West along the Southerly boundary of said vacated street and along the Northerly boundary of said Block No. 1 for a distance of 209.98 feet to the point of beginning. According to survey dated April 15, 1997, of R. Edward Gilliland, Ala. Reg. No. 15919.

Any part of that particularly described property that was formerly Virginia Street, according to the Survey and Map made by J. R. McMillen, said survey heretofore designated and known as Nichols Addition to the Town of Columbiana, Alabama, said Addition being a part of the SW 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4, all in Section 23, Township 21 South, Range 1 West, as recorded in Map Book 3, page 75 in the Probate Office of Shelby County, Alabama, said property being situated in Shelby County, Alabama.

The purpose of this deed is to clarify the ownership interest of the above described property. The Shelby County Tax Assessor's office has been assessing the property to the grantor, which was not intended by the parties hereto when Virginia Street was vacated, as set forth in Real Book 266, page 725, and Real Book 266, page 726, Probate Office of Shelby County, Alabama. This deed is intended to correct that error, as well as recognize of record the ownership of said property by all the grantees herein.

Inst # 1997-17096

06/03/1997-17096
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 11.50

The above described property constitutes no part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands and seals this 2nd day of June, 1997.

Wilson Alexander (SEAL)
Wilson Alexander

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilson Alexander, 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 3rd day of June, 1997.

Lance Brasher
Notary Public

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06/03/1997-17096
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50