

QUITCLAIM DEED Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

\$10,000

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Linda R. House, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to Larry R. House, a single man (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 3, according to the survey of Paradise Cove as recorded in Map Book 15, page 77 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

AND

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run East along the North line of said 1/4 1/4 for 65.0 feet; thence 90 deg. 11 min. right run Southerly along the East right of way of Paradise Cove Road for 202.02 feet to the point of beginning; thence continue last described course for 648.21 feet to a curve to the left (having a radius of 284.54 feet); thence continue along said curve and right of way for 243.46 feet to tangent of said curve; thence continue along said right of way for 565.0 feet to a curve to the left (having a radius of 275.2 feet); thence run along said curve, and right of way for 174.27 feet to tangent of said curve; thence continue along said right of way for 20.79 feet to a curve to the left (having a radius of 267.16 feet); thence run along said curve, and right of way for 316.53 feet to tangent of said curve; thence 76 deg. 50 min 22 sec. left from said tangent run 571.60 feet; thence 50 deg. 08 min. 57 sec. right run 362.49 feet; thence 89 deg. 43 min. 17 sec. right run 34.0 feet thence 89 deg. 44 min. 52 sec. left run Northerly for 406.19 feet; thence 90 deg. 05 min. 20 sec. left run 399.69 feet; thence 90 deg. 00 min. right run 20.0 feet; thence 90 deg. 00 min. left run 161.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, the right of ingress and egress over and along a 60 foot easement known as Paradise Cove on the survey of Thomas E. Simmons dated February 11, 1992 and which easement lies adjacent to the West and Southerly lines of subject property.

Title not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Tenth Judicial Circuit of Alabama, Civil Action Number DR 97 619 OPH.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 19th day of May 1998.

Inst # 1998-18959

05/22/1998-18959
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 21.00

Linda R. House
LINDA R. HOUSE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linda R. House 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, she executed the same voluntarily on the same bears date.

Given under my hand and official seal this 19th day of May 1998.


NOTARY PUBLIC

This instrument was prepared by:

Durward & Cromer
2015 Second Avenue North
Suite 100
Birmingham, AL 35203
(205) 324-6654

Send Tax Notice to:

Larry R. House
P.O. Box 361045
Birmingham, Alabama 35236

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02:04 PM CERTIFIED
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