

Send Tax Notice To:
Frances Marie Maness
P.O. Box 1572
Alabaster, AL 35007

Inst # 1998-48634

This instrument was prepared by

(Name) Neil C. Clay, Attorney at Law
(Address) 1725 Second Avenue North, Bessemer, AL 35020

12/07/1998-48634
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CRH 12.50

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TWELVE THOUSAND and NO/100--DOLLARS (\$12,000.00)** to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Mary K. Smith**, a Single^{MKS} woman, (hereinafter called Grantor) hereby remises, releases, quit claims, grants, sells, and conveys to **Frances Marie Maness**, a single woman, (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:

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, thence Westerly along the North line of said Section 192.18 feet to a point, thence 88 degrees 59 minutes left 678.80 feet to a point, thence 16 degrees 02 minutes right 121.71 feet to the point of beginning of the property being described, thence 11 degrees 31 minutes left 140.51 feet to a point, thence 85 degrees 38 minutes right 71.0 feet to a point, thence 91 degrees 27 minutes right 116.66 feet to a point, thence 74 degrees 10 minutes right 82.17 feet to a point of beginning, being situated in Shelby County, Alabama.

This conveyance is subject to:

1. Any and all advalorem taxes due and payable.
2. Any and all easements, restrictions, reservations, limitations or right of ways of record or evidenced by use.

\$10,900.00 of the above recited consideration is derived from a purchase money mortgage closed simultaneously herewith.

This property does not constitute the homestead of the Grantor pursuant to Code of Alabama Section 6-10-2.

The information used to prepare this deed was furnished by the Grantor. No representation is made as to condition of title as no title search has been conducted.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 30 day of November, 1998.

Mary K Smith
Mary K. Smith

STATE OF NORTH CAROLINA)

COUNTY OF Wendell)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ^{MKS} ~~MKS~~ Mary K. Smith, a single ^{MKS} woman, 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 day the same bears date.

Given under my hand and official seal this 30th day of November, 1998.

Margaret Hoover
Notary Public
My Commission Expires 3-24-2003