

Inst # 1998-51346

SEND TAX NOTICES TO:

Mr. Carl H. Schultze  
President  
Holly Hill Farms, Inc.  
1211 Highway 69  
Chelsea, AL 35043

QUITCLAIM DEED

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned ROSEMARY R. SCHULTZE and CARL H. SCHULTZE (collectively, the "Grantor"), husband and wife, hereby remise, release, quit claim and convey collectively to HOLLY HILL FARMS, INC. (Grantee"), an Alabama corporation, all of the Grantor's right, title, interest and claim in or to the real estate described on Exhibit A appended hereto and made a part hereof for all purposes, situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to the Grantee forever.

12/23/1998-51346  
01:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MEL 373.00

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

Given under the Grantor's hand and seal, this 30th day of September, 1998.

Carl H. Schultze  
GRANTOR

Rosemary R. Schultze  
GRANTOR

STATE OF ALABAMA )  
                                  )  
JEFFERSON COUNTY )

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosemary R. Schultze and Carl H. Schultze whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance they each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September A.D.,  
1998.

Shareisa D. Lammaste  
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 22, 2001

This document was prepared by  
Anne R. Moses,  
Attorney at Law  
Suite 201 The Massey Building  
290 North 21<sup>st</sup> Street  
Birmingham, AL 35203  
(205) 322-5232

## **SCHEDULE A**

### **PARCEL I**

Begin at the Northeast corner of the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence in a southerly direction along the East boundary of said  $\frac{1}{2}$ - $\frac{1}{4}$  section line of 1721.27 feet; thence turn 89 deg. and 37 min. to the right in a westerly direction 250.00 feet; thence turn 1 deg. and 47 min. to the right in a westerly direction 410.00 feet; thence turn 88 deg. and 50 min. to the right in a northerly direction 1714.67 feet to intersection with the north boundary of said  $\frac{1}{2}$ - $\frac{1}{4}$  section; thence in an easterly direction along said north boundary 672.40 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

And in addition an easement in and to the dirt road presently existing running from the County Road northward to the south boundary of the property herein conveyed. This easement is not exclusive.

#### **SUBJECT TO:**

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 page 13 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 229 page 506 in Probate Office of Shelby County, Alabama.

Subject to easement as set out in Deed Book 310 page 135 in Probate Office of Shelby County, Alabama.

The description of Parcel I being as set forth in that certain Warranty Deed recorded in the Probate Office of Shelby County, Alabama in Book 012, Page 572 on December 27, 1984.

### **PARCEL II**

A portion of land situated in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 20 South, Range 1 West, being the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the West 200.0 feet of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 22 and being more particularly described as follows:

Begin at the Northwest corner of Section 22, Township 20 South, Range 1 West; thence run South along the West line of said Section 22 a distance of 1321.20 feet to the Southwest corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 22; thence turn left 91 deg. 28 min. 20 sec. and run East along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 865.4 feet; thence turn left 88 deg. 31 min. 40 sec. and run North and parallel to the West line of said Section a distance of 1321.18 feet to the North line of said Section 22; thence turn left 91 deg. 28 min. 45 sec. and run West along said North Section line a distance of 865.4 feet to the point of beginning. Containing 26.24 acres, more or less.

Less and except title to minerals underlying captioned land with mining rights and privileges belonging hereto, as reserved in Real Record 160, Page 232, in the Probate Office of Shelby County, Alabama.

The description of Parcel II being as set forth in that certain Warranty Deed recorded in the Probate Office of Shelby County, Alabama in Book 223, Page 741 on January 24, 1989.

### **PARCEL III**

Part of Lots 10 and 11 of the Amended Map of Twelve Oaks, as recorded in Map Book 15, page 16, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being situated in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 20 South, Range 1 West, and being more particularly described as follows:

Commence at the Southeast corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 315.39 feet to the point of beginning; thence continue along the last described course a distance of 150.0 feet; thence turn right 91 degrees 28 minutes 20 seconds and run North a distance of 675.84 feet; thence turn right 110 degrees 24 minutes 40 seconds and run Southeasterly a distance of 419.58 feet; thence turn right 145 degrees 43 minutes 25 seconds and run Southwesterly a distance of 250.58 feet; thence turn left 76 degrees 08 minutes 10 seconds and run South a distance of 465.6 feet to the point of beginning. According to the survey of Samuel J. Martin, Reg. #12501, dated November 23, 1992.

This property has been deleted from Twelve Oaks Subdivision as recorded in Map Book 15, page 16, in the Probate Office of Shelby County, Alabama, and is no longer subject to the restrictions and covenants of Twelve Oaks Subdivision.

SUBJECT TO protective covenants as set out in Instrument No. 1993-04937.

LESS AND EXCEPT mineral and mining rights.

The description of Parcel III being as set forth in that certain Warranty Deed recorded in the Probate Office of Shelby County, Alabama on February 23, 1993 as Instrument Number 1993-05174.

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