

STATE OF ALABAMA  
COUNTY OF SHELBY

QUITCLAIM DEED


10,000


KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, JERRY J. CHESSER and RONALD P. CHESSER AS CO-TRUSTEES UNDER THE FAMILY TRUST CREATED BY THE WILL OF MARY MARGARET CHESSER, DECEASED, hereby remise, release, quitclaim, grant, sell, and convey to MADISON ACADEMY, INC., an Alabama corporation, hereinafter called "Grantee," all said Trust's right, title, interest and claim in or to the following described real estate lying and being in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the same unto the said Grantee forever.

IN WITNESS WHEREOF, the undersigned Trustees, being duly authorized thereto, have caused these presents to be executed on this 10<sup>th</sup> day of February, 1999

  
\_\_\_\_\_  
Ronald P. Chesser, Co-Trustee of Family Trust created under Will of Mary Margaret Chesser, deceased

  
\_\_\_\_\_  
Jerry J. Chesser, Co-Trustee of Family Trust created under Will of Mary Margaret Chesser, deceased

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County in said State, hereby certify that JERRY J. CHESSER, as Co-Trustee under the Family Trust created by the Will of Mary Margaret Chesser, deceased, 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, in his capacity as Co-Trustee, executed the same voluntarily the day the same bears date.


Given under my hand and official seal, this the 10<sup>th</sup> day of February, 1999

  
\_\_\_\_\_  
Notary Public

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County in said State, hereby certify that RONALD P. CHESSER, as Co-Trustee under the Family Trust created by the Will of Mary Margaret Chesser, deceased, 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, in his capacity as Co-Trustee, executed the same voluntarily the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of February, 1999.

  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY: S Dagnal Rowe, BURR & FORMAN LLP, 400 Meridian Street, Suite 204, (P. O. Box 2589), Huntsville, Alabama 35801 (35804), (256) 551-0010

This deed was prepared with information provided by the parties and no title examination was requested of, or done by, Attorney S. Dagnal Rowe or Burr & Forman LLP

Inst • 1999-06889

02/18/1999-06889  
09:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 21.00

Inst • 1999-06889



A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:  
Commence at the SE corner of the N 1/2 of the SE 1/4 of Section 3, Township 19 South, Range 1 West and run in a Westerly direction along the South line of the North 1/2 of said SE 1/4 a distance of 1482.5 feet, more or less, to the centerline of a branch; thence in a Northwesternly direction along the meanderings of the centerline of said branch a distance of 1635 feet, more or less, to its intersection with the West line of the SE 1/4 of said Section 3, said point being the point of beginning of the parcel herein described; thence in a Northerly direction along the West line of the SE 1/4 of said Section 3 a distance of 664.1 feet, more or less, to its point of intersection with the East right of way line of Shelby County Highway No. 41 (Dunnavant Valley Road); thence 178 deg. 28 min. 21 sec. to the left in a Southwesterly direction along the East right of way line of said highway a distance of 447.50 feet, more or less, to the P. C. (point of curve) of a curve to the right having a radius of 2904.79 feet and a central angle of 4 deg. 17 min. 07 sec.; thence in a Southwesterly direction along the Easterly right of way line of said highway and along the arc of said curve a distance of 217.26 feet to a point; thence 95 deg. 48 min. 46 sec. to the left (angle measured to tangent) in an Easterly direction a distance of 25.82 feet to the point of beginning; being situated in Shelby County, Alabama.

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