

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY & BIBB)

Inst # 1999-49718

12/09/1999-49718
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.30
002 495

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), the receipt and sufficiency of which are hereby acknowledged, that **HOWARD BROADHEAD**, as Executor of the Estate and Last Will & Testament of **Ruth Lee Broadhead**, a deceased person, hereinafter called "SELLER," does hereby RELEASE, QUITCLAIMS, GRANTS, SELLS and CONVEYS unto, **WENDELL D. WILSON**, as Administrator of the Estate of **Violet Ruth Sally Broadhead Wilson**, a deceased person, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby & Bibb Counties, Alabama, to wit:

PARCEL 1: *A tract of land lying in the NW 1/4 of Section 13, Township 24 North, Range 11 East, Shelby County, and the SW 1/4 of Section 13, Township 24 North, Range 11 East, Bibb County, being more particularly described as follows:*

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 13, Township 24 North, Range 11 East; thence run South 87 degrees 00 minutes 26 seconds West a distance of 689.88 feet to the point of beginning; thence continue along last described course a distance of 689.86 feet; thence run South 02 degrees 55 minutes 36 seconds East a distance of 3008.85 feet to the north bank of Shoal Creek; thence run North 73 degrees 48 minutes 16 seconds East a distance of 85.85 feet along said creek; thence run North 62 degrees 20 minutes 30 seconds East a distance of 276.58 feet along said creek; thence run North 39 degrees 29 minutes 23 seconds East a distance of 80.60 feet along said creek; thence run North 43 degrees 46 minutes 43 seconds East a distance of 83.45 feet along said creek; thence run South 88 degrees 01 minute 57 seconds East a distance of 46.29 feet along said creek; thence run South 76 degrees 12 minutes 02 seconds East a distance of 114.72 feet along said creek; thence run South 74 degrees 30 minutes 04 seconds East a distance of 88.55 feet along said creek; thence North 02 degrees 55 minutes 36 seconds West a distance of 2822.45 feet to the point of beginning.


Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the SELLERS herein and this deed was prepared with the benefit of a title search, SS-99-6394-A, Shelby County Abstract & Title Company, Inc.

TO HAVE AND TO HOLD to the said BUYER in fee simple forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 22 day of NOV., 1999, at Shelby County, Alabama.


HOWARD BROADHEAD, as Administrator of the Estate and
Last Will & Testament of Ruth Lee Broadhead, a deceased person

STATE OF ALABAMA)
) ACKNOWLEDGEMENT
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that **HOWARD BROADHEAD**, as Administrator of the Estate of Ruth Lee Broadhead, a deceased person, whose name is signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

22 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the
day of NOV., 1999.


NOTARY PUBLIC
My Commission Expires: 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Inst # 1999-49718

12/09/1999-49718
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 11.50