

QUIT CLAIM DEED:

STATE OF ALABAMA,)

SHELBY COUNTY )

Know All Men By These Presents,

That in consideration of One Dollar and other valuable considerations, to the under signed grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, THE BOARD OF DIRECTORS OF THE SPRING GATE ESTATES HOMEOWNERS ASSOCIATION, (herein referred to as the grantor) being owner of the listed property, DO QUIT ALL CLAIMS and do grant, bargain, sell and convey to James R. Brown III and Cynthia Brown (herein know as the grantee), the following described real estate situated in Shelby County:

Commence at the NE Corner of Lot 36 Spring Gate Estates Phase Two, as recorded in Map Book 20, Page 120 in the office of the Judge of Probate, Shelby County Alabama, said point being the POINT OF BEGINNING; thence S 22 deg-08'-05" E and along the East line of said Lot 36 a distance of 73.51'; thence N 55 deg-23'-05" E a distance of 117.09'; thence N 89 deg-21'-50" W a distance of 123.98' to the Point of Beginning Containing 4,189 Square Feet more or less.

TO HAVE AND TO HOLD, to the said grantee for and during his life and upon his death to the heirs and assigns such survivor forever together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

That I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 9 day of May, 2000

WITNESS:

GRANTOR:

Philip J. Knight  
Philip J. Knight

Jeff Robinson  
Jeff Robinson

Krista D. Alton  
Krista D. Alton

The State of Alabama, Shelby County.

I, Karen Marie Ray, in and for the State and County aforesaid hereby certify that Phillip Knight, Jeff Robinson, Krista Alton 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 executed the same voluntarily on the day same bears date.

Given under my hand this the 9 day of May AD 2000.

Karen Marie Ray  
NOTARY PUBLIC  
The State of Alabama, Shelby County.

I, \_\_\_\_\_, Judge of the Probate Court of Said County, hereby certify that the foregoing conveyance was filed for registration in this office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and was recorded in Vol. \_\_\_\_\_, Record of Deeds, Pages \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Record Fee \_\_\_\_\_, Privilege Tax \_\_\_\_\_ Paid.

\_\_\_\_\_  
Judge of Probate

Inst # 2000-15242

05/09/2000-15242  
11:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 900 10.00