

QUIT CLAIM DEED:

STATE OF ALABAMA,)

Know All Men By These Presents,

SHELBY COUNTY)

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 Robin L. Rollins (herein know as the grantee), the following described real estate situated in Shelby County.

Commence at the SE Corner of Lot 35 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 N 35 deg-27'-28" E and along the East line of said Lot 35 a distance of 129.87'; thence N 0 deg-00'-00" E a distance of 123.18'; thence N 55 deg-23'-05" E a distance of 117.09'; thence S 89 deg-21'-50" E a distance of 89.33'; thence S 18 deg-18'-06" E a distance of 69.22'; thence S 24 deg-02'-39" W a distance of 44.89'; thence S 34 deg-34'-37" W a distance of 73.34'; thence S 38 deg-16'-37" W a distance of 108.07'; thence S 44 deg-35'-01" W a distance of 87.98'; thence S 42 deg-39'-20" W a distance of 34.69'; thence N 57 deg-12'-31" W a distance of 84.63' to the Point of Beginning.
Containing 47,133 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

Jeff Robinson

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.

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES FEB 27, 2004
BONDED HERE NOTARY PUBLIC \$5,000.00

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.

Inst # 2000-15243 Judge of Probate

05/09/2000-15243
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 10.00