

# QUIT CLAIM DEED

This Instrument Prepared by:  
John C. Scheeper, Jr. Esq.  
175 Butler Road, Pinson, Tennessee 38366

Without Survey or Title Examination  
Without Serving as Closing Attorney

KNOW ALL MEN BY THESE PRESENTS, that Christina Wyatt Miskelly, a married person, of the County of Shelby and State of Alabama for and in consideration of the sum of Ten Dollars (\$10.00), do hereby bargain, sell, release, remise, quit claim and convey unto "The Wyatt Miskelly Family Trust" Michael Shane Miskelly and Christina Wyatt Miskelly, Trustees, all her right, title and interest in and to the following real estate situated and lying in the County of Shelby, State of Alabama to-wit:

A PART OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR 665.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 665.12 FEET TO THE NORTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 91 DEGREES 04 MINUTES 53 SECONDS LEFT RUN SOUTHERLY 2145.05 FEET TO THE 397 CONTOUR OF LAY LAKE; THENCE 69 DEGREES 58 MINUTES 26 SECONDS LEFT RUN SOUTHEASTERLY ALONG SAID CONTOUR A CHORD DISTANCE OF 702.71 FEET; THENCE 109 DEGREES 54 MINUTES 27 SECONDS LEFT RUN NORTHERLY 2378.08 FEET TO THE POINT OF BEGINNING.  
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, A 30 FOOT EASEMENT, THE NORTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN WESTERLY ALONG THE NORTHLINE THEREOF FOR 665.12 FEET TO THE POINT OF ENDING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. RESERVATION OF OIL, GAS AND MINERALS CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 104, PAGE 54 AND IN REAL 101, PAGE 90.
3. OIL, GAS AND MINERAL LEASE RECORDED IN REAL 283, PAGE 608.
4. SUBJECT TO RIGHTS ACQUIRED BY ALABAMA POWER COMPANY IN DEED BOOK 241, PAGE 844.
5. RIGHTS OF OTHER PARTIES, THE UNITED STATES OF AMERICA, AND/OR THE STATE OF ALABAMA, IN AND TO THE SHORE, LITTORAL OR RIPARIAN RIGHTS TO THE SUBJECT LYING ADJACENT TO LAY LAKE.
6. SUBJECT TO THE RIGHTS OF ALABAMA POWER COMPANY TO FLOOD, FROM TIME TO TIME, THAT PORTION OF SUBJECT PROPERTY LYING BETWEEN THE 410 FEET AND 522 FEET CONTOUR ELEVATION OF LAY LAKE.

Inst # 2001-00492

01/05/2001-00492  
11:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 HMB 14.50

Being the same property conveyed to Christina Wyatt Miskelly from Chris Rebillot and wife, Claire Rebillot by Warranty Deed dated July 17, 2000 and recorded in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_ in the Office of the Judge of Probate of Shelby County, Alabama.

IN TESTIMONY WHEREOF We have hereunto set our hands and seals this

27 day of December A.D., 2000

Christina Wyatt Miskelly  
Christina Wyatt Miskelly

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ACKNOWLEDGMENT

I, undersigned, a Notary Public, in and for said County, in said State, hereby certify that Christina Wyatt Miskelly whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of Dec, 2000.

Sherry Rush  
Notary Public

My commission expires the 21 day of Dec, 2001.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS \$ 0.00.

Christina Wyatt Miskelly  
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF Dec, 2000

Sherry Rush

COMMISSION EXPIRATION: \_\_\_\_\_ MY COMMISSION EXPIRES DECEMBER 21, 2002

RECORD & RETURN TO:

✓ Mrs. Christina Wyatt Miskelly  
118 Phillips Circle  
Columbia, AL 35051

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