

PREPARED BY: William Dennis Schilling, P.O. Box 55147, Birmingham, AL 35255-5147

SEND TAX NOTICE TO: \_\_\_\_\_

**QUITCLAIM DEED**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of \$1.00 Dollar to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, Max C. Pope, as Trustee of the Bankruptcy Estates of Royal Construction & Development, Inc. and Nathan E. Gilbert (herein referred to as GRANTOR, whether one or more) hereby remises, releases, quitclaims, sells and conveys to St. Charles Place Homeowner's Association, Inc., (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, on July 25, 2001.

  
\_\_\_\_\_  
Max C. Pope, Trustee

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, Pam Hurst, a notary in and for said County in said State, hereby certify that Max C. Pope, whose name as Trustee of the Bankruptcy Estate of Royal Construction & Development, Inc., and Nathan E. Gilbert, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he, in his capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this the 25<sup>th</sup> day of July, 2001.

  
\_\_\_\_\_  
Notary  
My commission expires: 1-1-02

# EXHIBIT (A)

Part of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 21, run in a southerly direction along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 29.0 feet to an existing iron rebar set by Laurence D. Weygand and being one of the property corners of Lot 95, St. Charles Place Magnolia Park Phase Three Sector Four as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 22, Page 144 and being the point of beginning; thence continue in a southerly direction along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 425.27 feet to an existing iron rebar; thence turn an angle to the left of 101 degrees 10 minutes 34 seconds and run in a northeasterly direction for a distance of 247.23 feet to an existing iron rebar; thence turn to an angle to the left of 30 degrees 02 minutes 50 seconds and run in a northeasterly direction for a distance of 460.99 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 82 degrees 16 minutes 47 seconds and run in a northwesterly direction for a distance of 40.28 feet to an existing iron rebar; thence turn an angle to the right of 114 degrees 31 minutes 45 seconds and run in a northeasterly direction for a distance of 627.30 feet to an existing iron rebar; thence turn an angle to the left of 70 degrees 05 minutes 31 seconds and run in a northerly direction for a distance of 199.14 feet to an existing iron rebar being on the south right-of-way line of St. Charles Drive said south right-of-way line being on a curve and said curve being concave in a northerly direction and having a radius of 263.91 feet; thence turn an angle to the left (80 degrees 06 minutes 05 seconds to the chord of said curve) and run in a westerly direction along the south right-of-way line of said St. Charles Drive for a distance of 87.11 feet to an existing iron rebar set by Laurence D. Weygand, thence turn an angle to the left (65 degrees 19 minutes 50 seconds from the chord of last mentioned curve) and run in a southwesterly direction along the southeast line of said Lot 28-A for a distance of 98.28 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 37 degrees 40 minutes 25 seconds and run in a westerly direction along the south line of said Lot 28-A for a distance of 70.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 55 degrees 02 minutes 06 seconds and run in a northwesterly direction along the southwest line of lots 28, 29 and 30 of said Magnolia Park St. Charles Place Phase Three Sector One for a distance of 183.43 feet to an existing iron rebar; thence turn an angle to the right of 7 degrees 18 minutes 13 seconds and run in a northwesterly direction for a distance of 27.35 feet to an existing P.K. Nail in a cross tie and being the most easterly corner of Lot 32, St. Charles Place Phase Three Sector Two; thence turn an angle to the left of 89 degrees 08 minutes 30 seconds and run in southwesterly direction for a distance of 119.49 feet to an existing iron rebar; thence turn an angle to the right 11 degrees 41 minutes 11 seconds and run in a southwesterly direction for a distance of 187.70 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 5 degrees 16 minutes and run in a southwesterly direction along the southeast line of Lot 37, St. Charles Place Phase Three Sector Three; for a distance of 55.68 feet; thence turn an angle to the left of 2 degrees 36 minutes 35 seconds and run in a southwesterly direction along the southeast line of Lot 38 of last mentioned subdivision for a distance of 53.62 feet to an existing iron rebar; thence turn an angle to the left of 9 degrees 15 minutes 50 seconds and run in a southwesterly direction for a distance of 63.41 feet to an existing iron rebar; thence turn an angle to the left of 86 degrees 03 minutes 15 seconds and run in a southeasterly direction for a distance of 74.14 feet to an existing iron rebar; thence turn an angle to the right of 85 degrees 42 minutes 30 seconds and run in a southwesterly direction for a distance of 356.33 feet to an existing iron rebar being the southeast corner of Lot 94, St. Charles Place Magnolia Park Phase Three Sector Four; thence turn an angle to the right of 39 degrees 52 minutes 22 seconds and run in a westerly direction along the south line of said Lot 94 for a distance of 139.82 feet to an existing iron rebar; thence turn an angle to the right of 62 degrees 48 minutes 53 seconds and run in a northwesterly direction for a distance of 165.45 feet, more or less, to the point of beginning, together with that certain designated vacant tract adjoining Lots 24, 25, 26, 27, and 27A of St. Charles Place Phase One, Sector Two in Map Book 22-59, Probate Office, Shelby County, Alabama.

Inst # 2001-32948

08/07/2001-32948  
08:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 15.50