

THIS INSTRUMENT WAS PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

LYNN B. AULT
LANGE, SIMPSON, ROBINSON
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417 North 20th Street, Suite 1700
Birmingham, AL 35203-3217

Send Tax Notice To:
Mr. & Mrs. J. Daniel Matheson III
1259 Dead Hollow Road South
Harpersville, AL 35078

Inst # 2002-00269

STATE OF ALABAMA)
 :
SHELBY COUNTY)

01/02/2002-00269
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
20.50

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, and in further consideration of love and affection that Grantor has for Grantees, the undersigned ANN MATHESON BUNN, also known as ANN H. MATHESON, a married woman ("Grantor"), hereby remises, releases, quitclaims, transfers, assigns and conveys to J. DANIEL MATHESON III and wife, DIANNE HANEY MATHESON, and JOHN T. MATHESON and wife, LESLIE H. MATHESON ("Grantees"), all Grantor's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

All of the East ½ of Section 18, Township 20, Range 2 East that lies East of Yellow Leaf Creek; and all of the Southwest ¼ of Section 17, Township 20, Range 2 East that lies East of Yellow Leaf Creek and West of that certain road known as Dead Hollow Road South; and all of the South ½ of the Northwest ¼ of Section 17, Township 20, Range 2 East that lies West of that certain road known as Dead Hollow Road South, as presently located, less and except the land surveyed on December 17, 2001 by Hickey Land Surveying, legal description as follows:

From a 2" pipe at the N.W. corner of Section 17, T20S-R2E, run thence South along the accepted West boundary of said Section 17 a distance of 1172.73 feet to a ½" rebar that is 167.53 feet North of the accepted S.W. corner of the NW1/4-NW1/4 of said Section 17; thence turn 91°54'00" left and run 1178.07 feet to a ½" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 156.00 feet to a ½" rebar on the Southwesterly boundary of Dead Hollow Road South (60' R.O.W.); thence turn 34°02'29" right and run 103.99 feet along said road boundary and the following courses; 08°16'46" left for 106.88 feet; 08°16'39" left for 132.88 feet; 08°23'18" right for 42.58 feet; 14°23'02" right for 42.37 feet; 14°57'34" right for 50.28 feet; 06°42'56" right for 149.10 feet; 02°41'04" left for 128.02 feet; thence turn 01°46'50" left and run 223.05 feet along said road boundary to a ½" rebar in the center of an asphalt drive; thence turn 95°40'53" right and run 148.06 feet along said drive centerline to a ½" rebar; thence turn 05°21'11" left and run 96.02 feet

along said drive centerline to a ½" rebar; thence turn 08°56'39" left and run 110.20 feet along said drive centerline to a ½" rebar; thence turn 19°31'39" right and run 38.86 feet along said drive centerline to a ½" rebar; thence turn 20°44'16" right and run 81.82 feet along said drive centerline to a ½" rebar; thence turn 25°31'03" left and run 233.56 feet to a ½" rebar; thence turn 23°17'29" right and run 83.60 feet to a ½" rebar; thence turn 18°17'45" right and run 102.63 feet to a ½" rebar; thence turn 19°52'37" right and run 98.79 feet to a ½" rebar; thence turn 40°16'12" right and run 74.56 feet to a ½" rebar; thence turn 07°31'45" right and run 139.13 feet to a ½" rebar; thence turn 14°30'10" right and run 146.72 feet to a ½" rebar; thence turn 14°34'14" left and run 178.60 feet to a ½" rebar; thence turn 12°00'27" right and run 90.45 feet to a ½" rebar; thence turn 19°59'36" right and run 249.58 feet to a ½" rebar; thence turn 32°45'01" left and run 43.20 feet to the point of beginning of herein described parcel of land, containing 14.12 acres, situated in the NW1/4 of Section 17, T20S-R2E, Shelby County, Alabama.

and less and except:

Commence at a 3" capped Weygand pipe, known as the Northwest corner of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama; and proceed S 87°35'11" E along the North boundary of the NW ¼ for 2640.08 feet to a 1" open top pipe, point being the Northeast corner of the NE ¼ of the NW ¼ of Section 17; thence S 0°33'24" W along the East boundary of the NW ¼ for 2730.00 feet; thence S 88°53'15" W 91.17 feet to a point on the West right-of-way boundary of Dead Hollow Road (ROW 80'), point being the POINT OF BEGINNING of herein described parcel of land; thence S 88°36'35" W 800.00 feet; thence N 0°33'24" E 600.00 feet; thence N 88°38'35" E 349.47 feet to a point on the West right-of-way boundary of said road; thence along said road right-of-way as follows: thence S 22°10'33" E 138.93 feet; thence S 17°15'18" E 138.92 feet; thence S 23°40'16" E 78.31 feet; thence S 37°25'41" E 96.30 feet; thence S 51°41'15" E 72.17 feet; thence S 81°56'03" E 115.77 feet; thence S 54°28'54" E 83.78 feet; thence S 45°52'31" E 48.47 feet, back to the POINT OF BEGINNING, containing 6.98 acres, more or less.

The above described parcel of land is located in the NE ¼ of the SW ¼ and the SE ¼ of the NW ¼ of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama.

and the South ¼ of the South ½ of the Northwest ¼ of the Northwest ¼ of Section 17, Township 20 South, Range 2 East that lies west of that certain County Road known as Dead Hollow Road, as presently located, less and except:

From a 2" pipe at the N.W. corner of Section 17, T20S-R2E, run thence South along the accepted West boundary of said Section 17 a distance of 1172.73 feet to a ½" rebar that is 167.53 feet North of the accepted S.W. corner of the NW1/4-NW1/4 of said Section 17; thence turn 91°54'00" left and run 1178.07 feet to a ½" rebar, being the point of beginning of herein described parcel of land; thence

continue along said course a distance of 156.00 feet to a ½" rebar on the Southwesterly boundary of Dead Hollow Road South (60' R.O.W.); thence turn 34°02'29" right and run 103.99 feet along said road boundary and the following courses; 08°16'46" left for 106.88 feet; 08°16'39" left for 132.88 feet; 08°23'18" right for 42.58 feet; 14°23'02" right for 42.37 feet; 14°57'34" right for 50.28 feet; 06°42'56" right for 149.10 feet; 02°41'04" left for 128.02 feet; thence turn 01°46'50" left and run 223.05 feet along said road boundary to a ½" rebar in the center of an asphalt drive; thence turn 95°40'53" right and run 148.06 feet along said drive centerline to a ½" rebar; thence turn 05°21'11" left and run 96.02 feet along said drive centerline to a ½" rebar; thence turn 08°56'39" left and run 110.20 feet along said drive centerline to a ½" rebar; thence turn 19°31'39" right and run 38.86 feet along said drive centerline to a ½" rebar; thence turn 20°44'16" right and run 81.82 feet along said drive centerline to a ½" rebar; thence turn 25°31'03" left and run 233.56 feet to a ½" rebar; thence turn 23°17'29" right and run 83.60 feet to a ½" rebar; thence turn 18°17'45" right and run 102.63 feet to a ½" rebar; thence turn 19°52'37" right and run 98.79 feet to a ½" rebar; thence turn 40°16'12" right and run 74.56 feet to a ½" rebar; thence turn 07°31'45" right and run 139.13 feet to a ½" rebar; thence turn 14°30'10" right and run 146.72 feet to a ½" rebar; thence turn 14°34'14" left and run 178.60 feet to a ½" rebar; thence turn 12°00'27" right and run 90.45 feet to a ½" rebar; thence turn 19°59'36" right and run 249.58 feet to a ½" rebar; thence turn 32°45'01" left and run 43.20 feet to the point of beginning of herein described parcel of land, containing 14.12 acres, situated in the NW1/4 of Section 17, T20S-R2E, Shelby County, Alabama;

and the Northeast ¼ of the Northeast ¼ of the Southeast ¼ of Section 18, Township 20, Range 2 East that lies east of Yellow Leaf Creek.

This property does not constitute the homestead of Grantor.

SUBJECT TO:

1. Ad valorem taxes for 2002 and taxes for subsequent years.
2. Existing liens, easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the Grantees forever.

Given under my hand and my seal this 31 day of December, 2001.

 (Seal)
ANN MATHESON BUNN

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ANN MATHESON BUNN, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2001.

Lynn Bailey Gault
Notary Public

My commission expires:

1/27/03

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