

Return to:

Fred and Helen Childers
550 Ridgemont Drive
Helena, Alabama 35080

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

Inst. # 2002-05041

01/29/2002-05041
03:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Grantee, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Helen G. Childers, a married woman, (hereinafter referred to as the Grantor), formerly married to Joseph P. Sanders, Jr., does hereby remise, release, transfer, convey and forever quitclaim unto Frederick K. Childers and his wife, Helen G. Childers (formerly Helen G. Sanders) (hereinafter referred to as the Grantee, whether one or more) all of Grantor's right, title, interest, claim, or demand in and to the following described real property, together with all rights, members and appurtenances in any manner appertaining or belonging to the said property; situated in Shelby County, Alabama, to wit:

All of the property lying south and east of the centerline of Hurricane Creek located in the SE ¼ of the NE ¼ of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama, more specifically described by deed recorded in Deed Book 032, Page 477, in the Probate Office of Shelby County, Alabama.

Helen G. Sanders having been vested with all right, title and interest in said described property pursuant to that Final Judgment of Divorce, by and between the said Helen G. Sanders, Plaintiff and the said Joseph P. Sanders, Defendant, case number DR 00-467, in the Circuit Court of Shelby County, Alabama, dated June 20, 2001, and filed for record in the Probate Office of Shelby County, Alabama, on Inst. # 2002-5040, 2002.

This instrument was prepared without benefit of any title information, search or examination. The legal description was furnished and provided by the Grantor, Helen G. Childers, and this information was solely relied upon in the preparation of this instrument.

TO HAVE AND TO HOLD unto the said Grantee, forever, so that neither Grantor nor any person or persons claiming under Grantor shall at any time or by any means or ways, have, claim or demand any right, title, or interest to said property or appurtenances.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date above written.

HELEN G. CHILDERS


 (SEAL)
Helen G. Childers

STATE OF ALABAMA)

COUNTY OF SHELBY)

Before me the undersigned, a Notary Public, in and for said County in said State, did personally appear Helen G. Childers, (formerly Helen G. Sanders), who is personally known to me, and whose name is signed to the foregoing Quit Claim Deed, acknowledged before me on this day that being informed of the contents of the above and foregoing Quit Claim Deed, she did execute the same voluntarily without undue influence or constraint on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2002.


Notary Public
MARGARET A. BROWNING
Print Name
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 13, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires:

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