

THIS INSTRUMENT WAS PREPARED BY:

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

\$1.00

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

DONALD WAYNE DUKE (UNMARRIED MALE)

hereby remises, releases, quit claims, grants, sells and conveys to

JANET GAYLE GARNER (UNMARRIED FEMALE)

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 3 day of July, ~~20~~ 2002

Donald Wayne Duke (SEAL)
Janet Garner (SEAL)
____ (SEAL)
____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Donald Wayne Duke, 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 the same bears date.

Given under my hand and official seal, this 3 day of July, ~~20~~ 2002

Matthew S. Wheeler
Notary Public

My commission expires:

✓
Janet Garner
P.O. Box 815
Columbiana, AL 35051

Exhibit A

The SW 1/4 of the SW 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, being the same property as surveyed by R. Edward Gilliland, Ala. Reg. No. 15919, on the 4th day of December, 1995, which is more particularly described by said survey as follows:

Commence at a corner in place accepted as the Southwest corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 03' 09" East along the West boundary of the SW 1/4 of the SW 1/4 of said Section for a distance of 1323.04 feet to a corner in place accepted as the Northwest corner of said 1/4 1/4 Section; thence proceed North 87 deg. 57' 04" East along the North boundary of said 1/4 1/4 Section for a distance of 1330.99 feet to a corner in place accepted as the Northeast corner of said 1/4 1/4 Section; thence proceed South 00 deg. 14' 42" East along the East boundary of said 1/4 1/4 Section for a distance of 1349.53 feet to a corner in place accepted as the Southeast corner of said 1/4 1/4 Section; thence South 89 deg. 06' 11" West along the South boundary of said 1/4 1/4 Section for a distance of 1337.11 feet to the point of beginning. The above land is located in the SW 1/4 of the SW 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 40.91 acres. According to survey of R. Edward Gilliland, dated December 4, 1995.

SUBJECT TO Mineral and Mining rights reserved by grantors.

SUBJECT TO Purchase Money Mortgage executed simultaneously herewith by grantee to grantors, in the amount of \$48,000.00.

The above described property constitutes no part of the homestead of any of the grantors or their spouses.

By said