

EASEMENT

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 22nd day of July, 2002, by and between Dortha Anne JOHNS (a.k.a. Anne T. Johns, a.k.a. Ann T. Johns), married but separated, Grantor, and Joseph J. JOHNS, married but separated, Grantee;

WITNESSETH: That the Grantor does hereby quitclaim, release, and convey unto the said Grantee, any and all right, title, and interest she may possess in and to the following easement or right-of-way 30 feet in width running North and South along the West property line of T. J. and Betty Wakefield; said easement being located North of Alabama Highway 25, and being more particularly described as follows:

Commence at the Southwest corner of the SE1/4 of SW1/4, Section 12, Township 22, Range 2 West, and run East 146 feet, more or less, to the West R/O/W line of Alabama Highway 25; thence run in a northeasterly direction along said R/O/W line 300 feet to a point of beginning; thence run in a Northwesterly direction 374 feet, more or less, to a point on the West line of said 1/4-1/4 section which point is 441 feet North of said Southwest corner of 1/4-1/4 section; thence turn North and run 879 feet, more or less, to the Northwest corner of said 1/4-1/4 section; thence turn east and run 30 feet along the North line of said 1/4-1/4 section; thence turn South and run parallel to the afore described line back to a point on the Northwest side of Alabama Highway 25; thence turn Southwest and run 30 feet along the Northwest R/O/W line of Alabama Highway 25 to the point of beginning. Said easement is situated in the SE1/4 of SW1/4, Section 12, Township 22, Range 2 West, Shelby County, Alabama.

Plat of said easement is attached to this instrument as Exhibit A.

AND BEING the same property conveyed to the Grantors by deed recorded in Real Property Book 309 at page 817 among the land records of Shelby County, Alabama.

This conveyance is made subject to the other recorded instruments forming the chain of title to this property.

RETURN TO:
MATTHEWS, SNIDER, NORTON & FITZNER
4161 Chain Bridge Road, Fairfax, Virginia 22030

Grantee's Address:
6214 Springstone Place
Clifton, Virginia 20124

QUITCLAIM DEED
PAGE 2

WITNESS the following signatures and seals:

Dortha Anne Johns (SEAL)
DORTHA ANNE JOHNS

Joseph J. Johns (SEAL)
JOSEPH J. JOHNS

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Fairfax, to-wit:

I, the undersigned, a Notary Public, in and for said City/County and State, hereby certify that DORTHA ANNE JOHNS (a.k.a. Anne T. Johns, a.k.a. Ann T. Johns), whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date 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 22nd day of July, 2002.

[Signature]
Notary Public

My Commission Expires: 5/31/06

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Fairfax, to-wit:

I, the undersigned, a Notary Public in and for said City/County and State, hereby certify that JOSEPH J. JOHNS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2002.

[Signature]
Notary Public

My Commission Expires: 5/31/06

RECORDED "A"

20020816000389530 Pg 3/3 22.00
Shelby Cnty Judge of Probate, AL
08/16/2002 11:42:00 FILED/CERTIFIED

BOOK 309 PAGE 819

Thomas L. Johns
and
Joseph J. Johns

NW $\frac{1}{4}$ of the SW $\frac{1}{4}$
Section 12 Township 22 Range 2W
Shelby County, Alabama

Gulf States Paper

NE $\frac{1}{4}$ of the SW $\frac{1}{4}$
Sec. 12 Twnsp 22 R 2W
Shelby County, AL

C.W. Luc & R.L. Gordon

C.W. Luc & R. L. Gordon

SW $\frac{1}{4}$ of the SW $\frac{1}{4}$

SW $\frac{1}{4}$ of the SW $\frac{1}{4}$

C.W. Luc & R.L. Gordon
4 ac Triangle

C.W. Luc & R.L. Gordon
1 $\frac{1}{2}$ ac.

T.J. Wakefield
3 $\frac{1}{2}$ ac.

SE $\frac{1}{4}$ of the SW $\frac{1}{4}$
Section 12 Township 22 Range 2W
Shelby County, Alabama

30 FT.
EASEMENT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JAN -6 PM 12:27

See Tax 50
45.0
1.00
6.00
JUDGE OF PROBATE

441 FT.

320 FT.

300 FT.

Shelby County Highway No. 25

T. J. Wakefield
T. J. Wakefield

Betty Wakefield
Betty Wakefield

1/6/78
Date