

THIS INSTRUMENT PREPARED BY:

NAME: Sunny D. Smallwood, Attorney

ADDRESS: 9 Office Park Circle, Suite 109

Mountain Brook, AL. 35223

QUIT CLAIM DEED – Alabama Title Co., Inc.

SEND TAX NOTICE TO:

NAME: Bill C. and Carol E. Jones

ADDRESS: 297 Jones Drive
Columbiana, AL. 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

No Value \$10.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Candace Johnson, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to Bill C Jones and Carol E. Jones (hereinafter called Grantee), all of My right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See Attached Legal Description (Exhibit A) incorporated herein for all purposes

Subject to the rights, obligations, and easements incorporated herein.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 27th day of December, 2002

Candace Johnson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Candace Johnson 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, I executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, 2002.

Sunny D. Smallwood
Notary Public

Sunny Dawn Smallwood
Notary Public-State of Alabama
My commission expires 7/10/06

LEGAL DESCRIPTION

Three Parcels of land situated in the East 1/2 of the East 1/2 of the Northeast Quarter of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at concrete monument found locally accepted to be the Northeast corner of said Section 19; thence run South along the East line of said Section 19 for a distance of 140.00 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 39 minutes, 42 seconds and run in a Westerly direction parallel to the North line of said Section 19 for a distance of 311.16 feet to an iron pin set; thence turn an angle to the right of 89 degrees, 20 minutes, 18 seconds and run in a Northerly direction parallel to the East line of said Section 19 for a distance of 140.00 feet to an iron pin set on the North line of said Section 19; thence turn an angle to the right of 90 degrees, 39 minutes, 42 seconds and run in an Easterly direction along said North line for a distance of 311.16 feet to the point of beginning; said Parcel 1 containing 1.00 acres, more or less.

Together with and subject to a non-exclusive easement for ingress, egress and utility easements described as follows:

Easement 1

Commence at the Northeast corner of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees, 31 minutes, 43 seconds West for a distance of 634.22 feet; thence South 00 degrees, 02 minutes, 59 seconds East for a distance of 436.94 feet; thence South 85 degrees, 40 minutes, 41 seconds East for a distance of 445.21 feet; thence South 20 degrees, 53 minutes, 34 seconds East for a distance of 264.43 feet to the point of beginning of the centerline of a 15 foot easement lying parallel to and to each side of described centerline; thence North 73 degrees, 41 minutes, 38 seconds East along said centerline for a distance of 20.16 feet; thence South 22 degrees, 09 minutes, 33 seconds East along said centerline for a distance of 126.47 feet; thence South 12 degrees, 25 minutes, 11 seconds East along said centerline for a distance of 24.13 feet; thence South 04 degrees, 31 minutes, 28 seconds East along said centerline for a distance of 155.36 feet; thence South 02 degrees, 40 minutes, 01 seconds East along said centerline for a distance of 171.00 feet; thence South 01 degrees, 35 minutes, 49 seconds West along said centerline for a distance of 76.70 feet; thence South 22 degrees, 33 minutes, 02 seconds West along said centerline for a distance of 135.26 feet; thence South 04 degrees, 53 minutes, 27 seconds West along said centerline for a distance of 186.55 feet to the end of said easement and the Northerly right-of-way line of Shelby County Highway No. 26.

Easement 2

Commence at a concrete monument found locally accepted to be the Northeast corner of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama; thence run North 89 degrees, 30 minutes, 52 seconds West along the North line of said Section 19 for a distance of 634.10 feet to an iron pin found; thence run South 00 degrees, 02 minutes, 15 seconds East for a distance of 436.24 feet to an iron pin found; thence run South 85 degrees, 38 minutes, 08 seconds East for a distance of 444.96 feet to an iron pin found; thence run South 20 degrees, 53 minutes, 34 seconds East for a distance of 264.43 feet to a point; thence run North 73 degrees, 41 minutes, 38 seconds East for a distance of 20.16 feet to the point of beginning; thence run North 21 degrees, 59 minutes, 24 seconds West for a distance of 266.09 feet to a point; thence run North 24 degrees, 33 minutes, 12 seconds West for a distance of 106.96 feet to a point; thence run North 24 degrees, 12 minutes, 14 seconds East for a distance of 162.63 feet to a point; thence run North 00 degrees, 29 minutes, 08 seconds East for a distance of 65.75 feet to a point; thence run North 89 degrees, 30 minutes, 52 seconds West for a distance of 76.51 feet to the end of said easement.