

**THIS INSTRUMENT PREPARED BY:**

**William V. Goodwyn**  
700 Corporate Parkway  
Birmingham, Alabama 35242

Send tax notice to:  
Jessica Marie Dietrich  
132 Oakbrook Lane  
Alabaster, Alabama 35007

**THIS INSTRUMENT PREPARED WITHOUT TITLE  
EXAMINATION OR LEGAL OPINION**

**QUIT CLAIM DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

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**KNOW ALL MEN BY THESE PRESENTS**, That Jessica Marie Dietrich, a single woman, and Jerry Edward Nessler, a single man, for and in consideration of the sum of Five Hundred Dollars (\$500.00) and other good and valuable consideration in hand paid to Jessica Marie Dietrich, a single woman, and Jerry Edward Nessler, a single man, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells and conveys to said Jessica Marie Dietrich, a single woman, all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Exhibits "A", "B" and "C" attached hereto and initialed by the Grantors.

**JERRY EDWARD NESSELER WARRANTS THAT HE HAS NOT CAUSED ANY FURTHER LIENS OR ENCUMBRANCES ON SAID PROPERTY SINCE THE SEPARATION OF THE PARTIES, TO WIT; ON OR ABOUT OCTOBER 30, 2000.**

**THIS DEED IS BEING MADE TO SATISFY CERTAIN PROVISIONS OF THE FINAL JUDGMENT OF DIVORCE AS A PROPERTY SETTLEMENT RENDERED BETWEEN JESSICA MARIE DIETRICH AND JERRY EDWARD NESSELER IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA UNDER CASE NO: DR 00-685, AND SIGNED BY THE HONORABLE J. MICHAEL JOINER, ON DECEMBER 26, 2001 AND ALL MODIFICATIONS THERETO.**

**TO HAVE AND TO HOLD**, to the said GRANTEE forever.

Given under my hand and seal, this 13<sup>th</sup> day of December, 2002.

\_\_\_\_\_  
Witness

  
JESSICA MARIE DIETRICH, A Single Woman

\_\_\_\_\_  
Witness

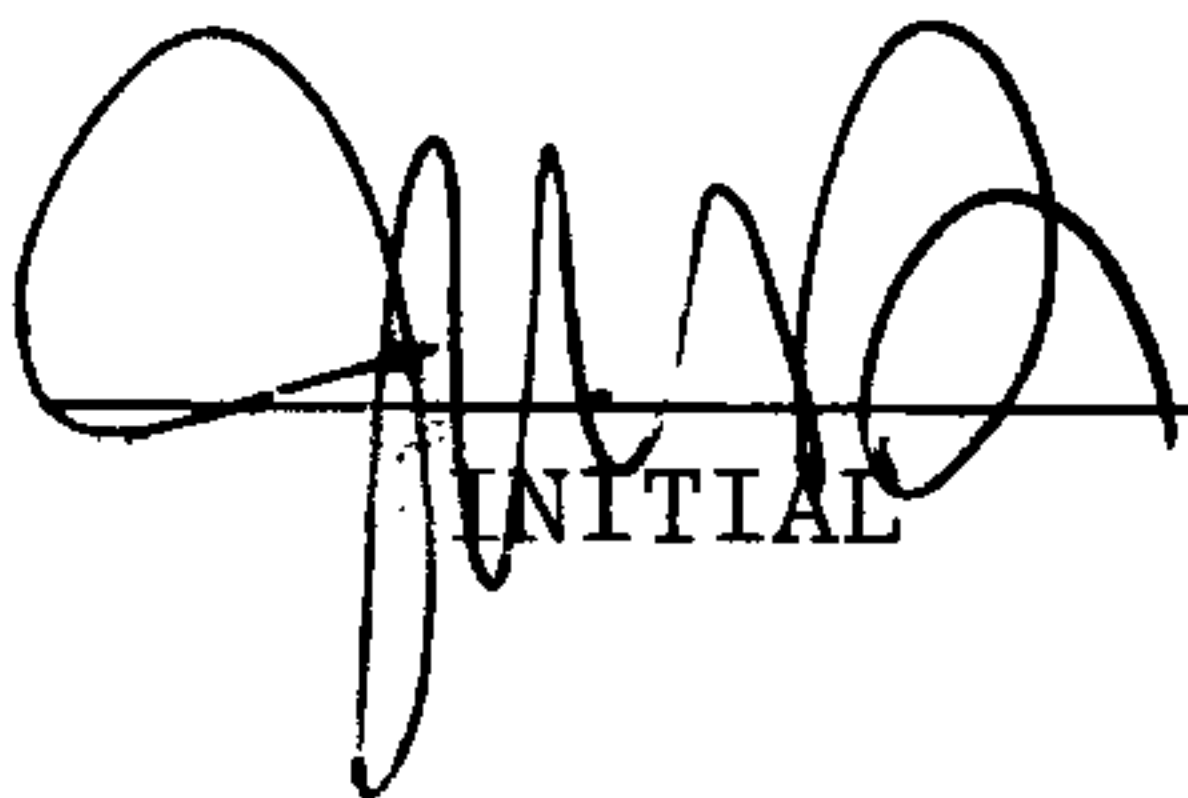
  
JERRY EDWARD NESSELER, A Single Man

**EXHIBIT "A"**

***Legal Description***

***Part of Lots 1-3, Oakbrooke Estates***

Commence at the Southwest corner of Lot 1, Oakbrooke Estates, as recorded in Plat Book 24, Page 14, in the Probate Office of Shelby County, Alabama, being the POINT OF BEGINNING; thence go in a Northerly direction along the West line of Lot 1 and the easterly right of way line of 10th Street SW 60.00'; thence right 78°19'25" and go in a Northeasterly direction 322.74' to the Southeasterly corner of Lot 3 of Oakbrooke Estates; thence right 350°02'54" and go in a Southwesterly direction along the Southerly line of Lots 3, 2, and 1 340.00' to the POINT OF BEGINNING; containing 0.22 acres or 9482 square feet of land, more or less.

  
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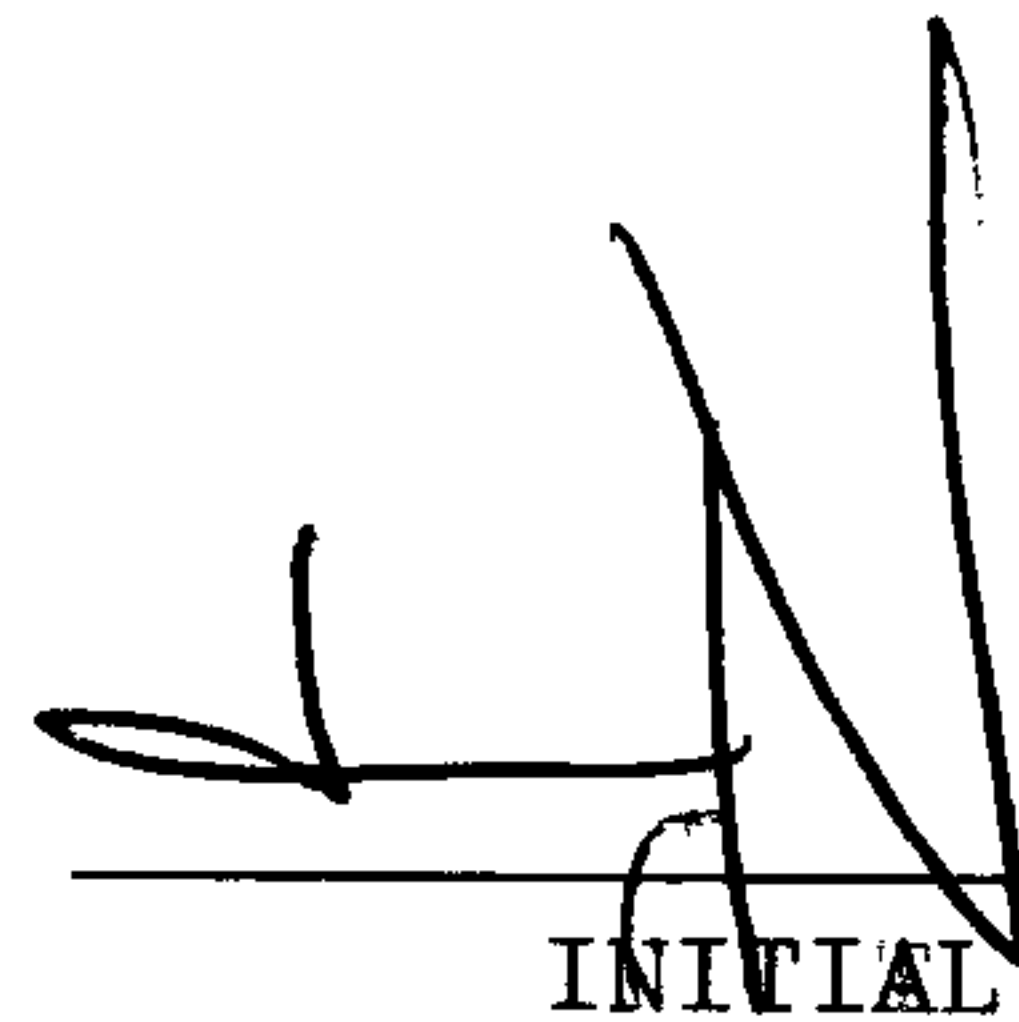
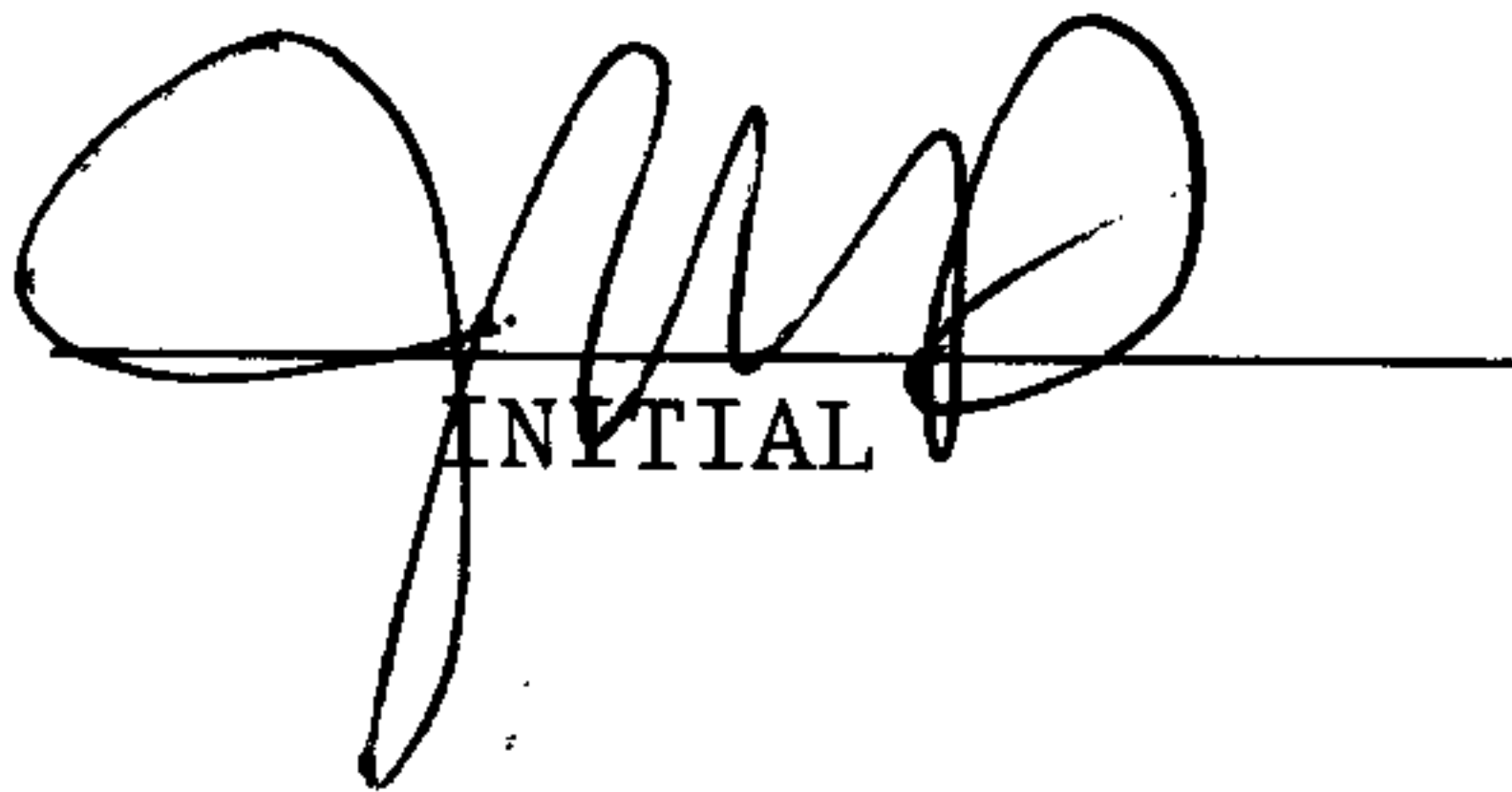
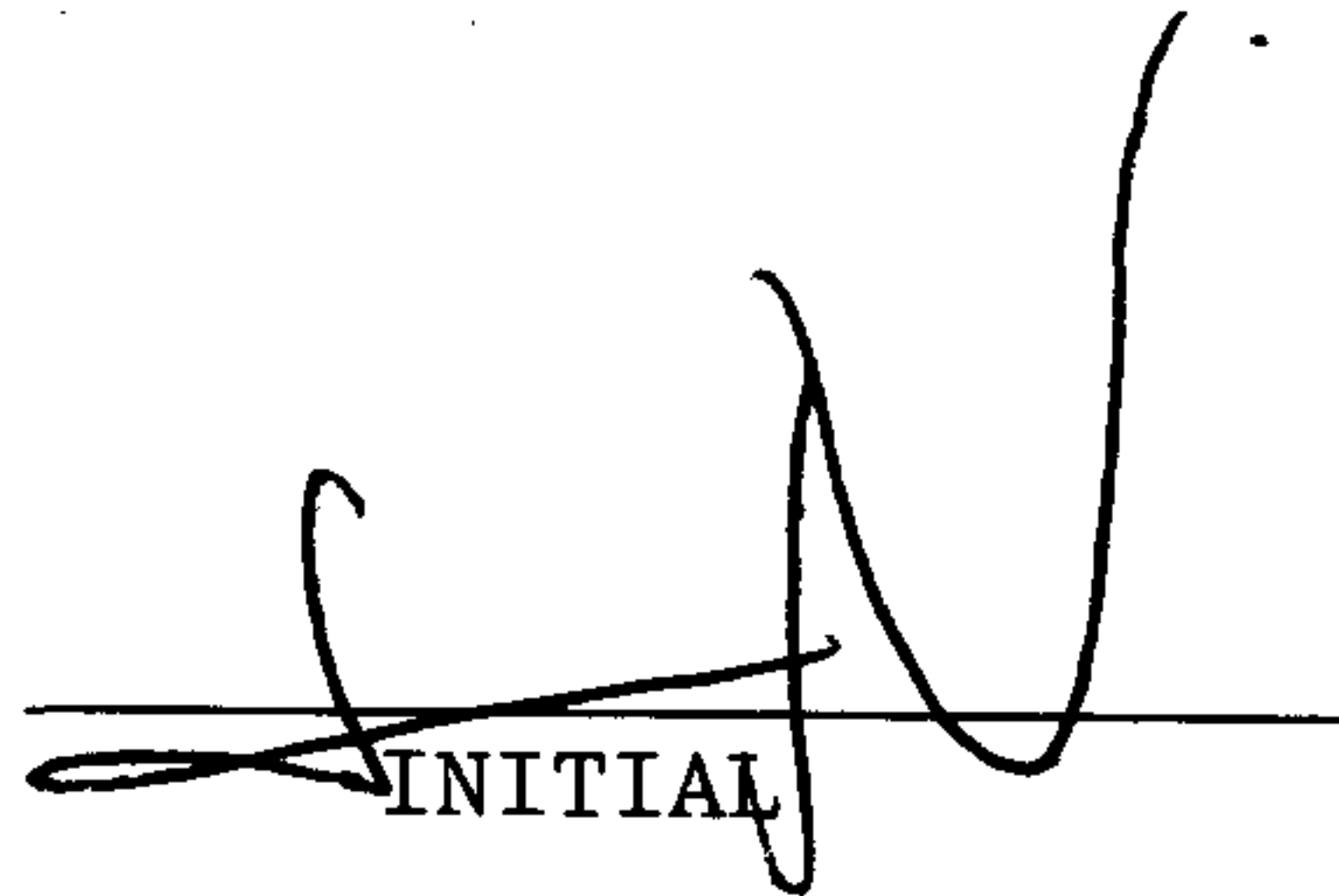
  
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EXHIBIT "B"

**Begin at the intersection of the centerline of Buck Creek and the North line of the South ½ of the N ½ of the SW ¼ of Section 2, Township 21 South, Range 3 West, and run Westerly along said North line to the West line of the East ½ of the East ½ of the South ½ of the NW ¼ of the SW ¼ of said Section 2; then turn left and run Southerly along said West line to the centerline of Buck Creek; then turn left and run along the centerline of Buck Creek to the point of beginning. Containing 3 acres, more or less.**

  
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THE STATE OF ALABAMA

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COUNTY OF SHELBY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Marie Dietrich, a single 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, this the 13<sup>th</sup> day of December 2002.

  
Notary Public

My Commission Expires: 1/6/2005

THE STATE OF ALABAMA

)

COUNTY OF SHELBY

)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Edward Nesseler, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this the 13<sup>th</sup> day of December 2002.

  
Notary Public

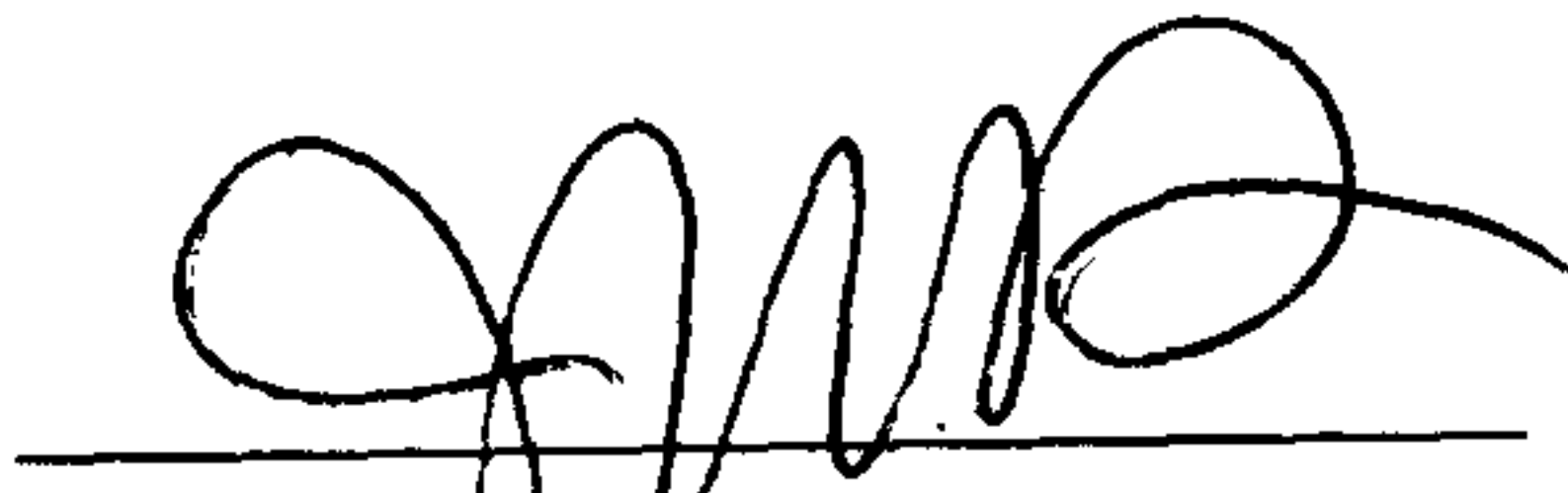
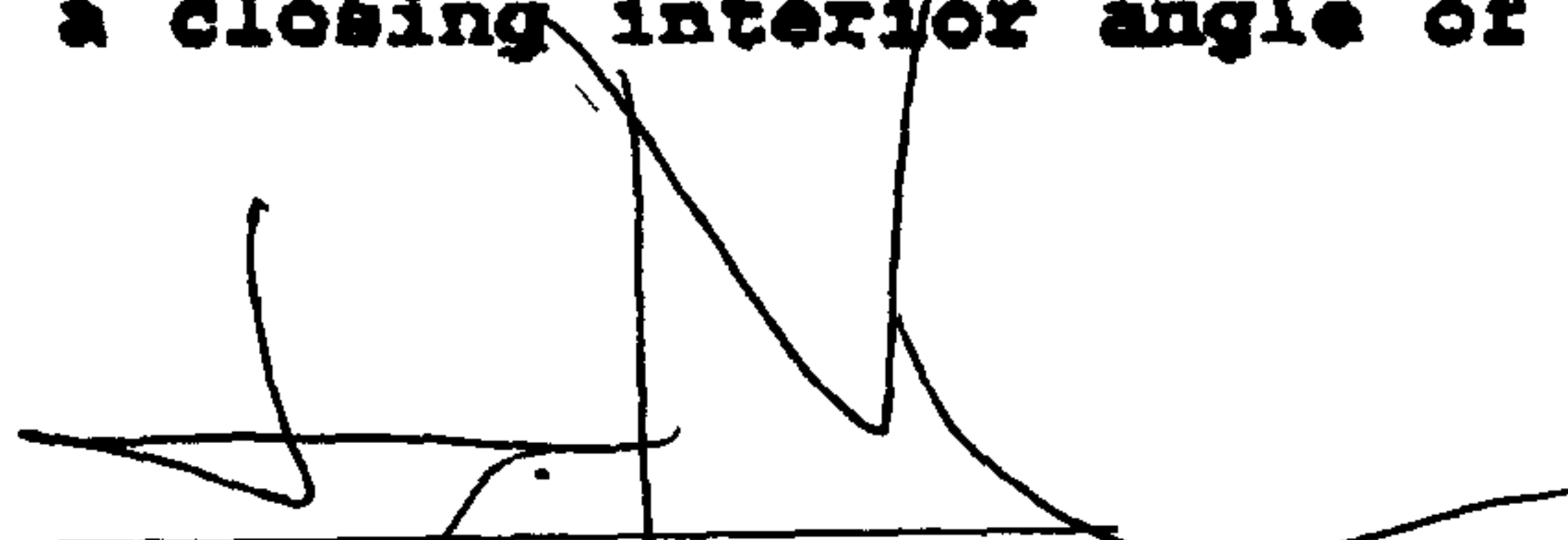
My Commission Expires: 1/6/2005



EXHIBIT "C"

Part of the Southwest Quarter of Section Two, Township 21 South, Range Three West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of said Section 2; thence run West along the North 1/4-1/4 line 658.23 feet to a point on the East right of way of Tenth Street Southwest, Alabaster, Alabama; thence turn an interior angle of  $88^{\circ} 58' 47''$  to the right and run South along said East right of way 882.37 feet to the point of beginning; thence continue last course 182.32 feet to a point on a clockwise curve with a delta angle of  $56^{\circ} 01' 26''$  and a radius of 84.27 feet and a tangent of 44.83 feet; thence turn an interior angle of  $166^{\circ} 27' 02''$  to the tangent and run Southeast along the arc of said curve 82.40 feet; thence continue Southeast and tangent to said curve 312.48 feet; thence deflect left  $19^{\circ} 20'$  and run Southeast 90 feet, more or less, to Buck Creek; thence run Northeast along said creek 340 feet more or less, to the West line of the East half of the East half of the South half of the NW 1/4 of the SW 1/4 of said Section 2; thence run North along the West line of said tract 360 feet, more or less, to the Northwest corner of said tract; thence run East 750 feet, more or less, along the South line of the North half of the NW 1/4 to Buck Creek; thence run Northeast 290 feet, more or less, along said creek; thence run Northerly 60 feet, more or less, along said creek; thence run Northwest 170 feet, more or less, along said creek to the Southeast corner of a ten acre tract previously conveyed by Homer Brandenburg, said corner being 400 feet South of the North line of the SW 1/4 as measured along said creek. Thence run Southwest 1193.3 feet, more or less to the point of beginning with a closing interior angle of  $111^{\circ} 36' 35''$ .

  
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