

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35216


20030113000025230 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
01/13/2003 15:09:00 FILED/CERTIFIED

QUITCLAIM DEED

STATE OF ALABAMA)

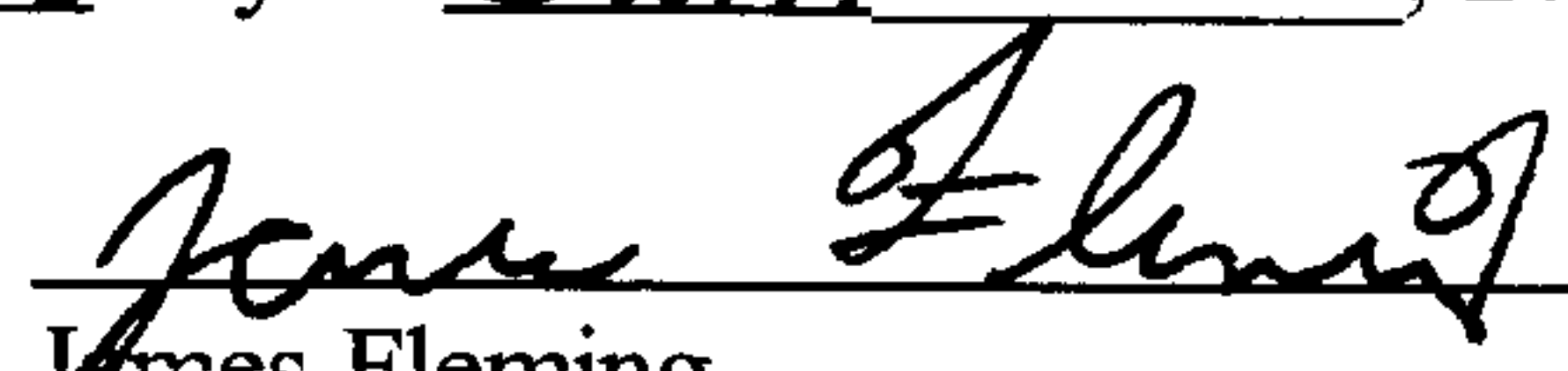
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, James Fleming, an unmarried man (the Grantor), the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Kathleen D. Young (hereinafter called Grantee), all his/her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said James Fleming, who is authorized to execute this conveyance, has hereunto set his/her hand and seal this the 12 day of JAN., 2003.


James Fleming

STATE OF ALABAMA)

COUNTY OF Dallas)

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

Given under my hand and seal this 12th day of January, 2003.


Notary Public

My Commission Expires: _____

BRENDA TUCK
Notary Public, State of Alabama
My Commission Expires Feb. 19, 2005

EXHIBIT 'A'

FLEMING TO YOUNG

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A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 15, Township 22 South, Range 1 West, and the NW 1/4 of the NE 1/4 of Section 22, Township 22 South, Range 1 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 West, said point being the point of beginning; thence S 01 deg. 31 min. 05 sec. W and along section line, a distance of 351.60 feet to a point, said point lying on the Northerly right of way line of County Highway #42 (80 feet right of way) said point also being the beginning of a non tangent curve to the left having a radius of 1209.04 feet a central angle of 14 deg. 38 min. 36 sec. and subtended by a chord which bears N 65 deg. 11 min. 58 sec. E and a chord distance of 308.16 feet; thence along the arc of said curve and said right of way a distance of 309.00 feet; thence N 59 deg. 28 min. 14 sec. E and along said right of way a distance of 437.45 feet; thence N 02 deg. 43 min. 08 sec. E and leaving said right of way a distance of 534.09 feet; thence N 89 deg. 13 min. 10 sec. W a distance of 1039.24 feet to a point, said point being the approximate center of Waxahatchee Creek; thence S 53 deg. 40 min. 26 sec. E and along said creek, a distance of 215.32 feet; thence S 49 deg. 34 min. 17 sec. E and along said creek, a distance of 647.79 feet; thence S 90 deg. 00 min. 00 sec. W and leaving said creek a distance of 300.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

ALSO:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 West; said point being the POINT OF BEGINNING. Thence N01°31'05"E along the quarter line, a distance of 250.02' to a point, said point being the approximate center of Waxahatchee Creek; thence S49°34'17"E along said creek, a distance of 385.41'; thence S0°00'00"W and leaving said creek, a distance of 300.00' to the POINT OF BEGINNING.