

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

✓ This instrument was prepared by:
Mitchell A. Spears (File)

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Kermit H. Roberson

(Address) 288 Hwy. 310

Calera, AL 35040

MINIMUM VALUE: \$⁵1,000.00

QUIT CLAIM DEED



20030213000090960 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/13/2003 12:37:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to **Speedtrac, Inc., an Alabama Corporation**, the "Grantor" herein, in hand paid by **Kermit H. Roberson**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all its right, title, interest, and claim in or to the following described real estate, to wit:

Situated in **SHELBY** County, Alabama.

A tract of land situated in the Northeast quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 22; using an assumed bearing of South 00 degrees 45 minutes 00 seconds West for the East line of said quarter/quarter, thence turn an angle to the right of 60 degrees 37 minutes 12 seconds and run South 61 degrees 22 minutes 12 seconds West, a distance of 682.22 feet to a point on the Northerly right-of-way line of Alabama Highway 25, said point being the Point of Beginning of the tract of land herein described; run thence North 40 degrees 59 minutes 28 seconds West, a distance of 407.84' feet; run thence North 63 degrees 02 minutes 04 seconds East, a distance of 84.54' feet; run thence South 59 degrees 28 minutes 42 seconds East, a distance of 400.53' feet to a point on the Northerly right-of-way line of said Alabama Highway 25, said point being on a curve concave to the North and having a radius of 1382.75' feet; run thence in a Southwesterly direction along the arc of said curve, having a central angle of 8 degrees 40 minutes 26 seconds, an arc distance of 209.36' feet to the Point of Beginning.

SAID CONVEYANCE IS INCLUSIVE OF A THIRTY (30) FOOT EASEMENT SITUATED UPON THE WESTERNMOST BOUNDARY OF SAID PROPERTY, AS DESIGNATED WITHIN THAT CERTAIN DEED RECORDED AT INSTRUMENT NUMBER 1997-29586, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 1997-29586.

TO HAVE AND TO HOLD to the said **Kermit H. Roberson**, and Grantee's heirs and assigns forever.

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

(Seal)

SPEEDTRAC, INC.

By: Chander Arora

Its: President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Chander Arora** whose name as **President of Speedtrac, Inc.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of Feb, 2003.

Notary Public

My Commission Expires: 8/13/05