

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

✓ This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Speedtrac, Inc.


(Address) 5565 Heathrow Drive
Birmingham, AL 35242

MINIMUM VALUE: \$1,000.00

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY


20030213000090970 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/13/2003 12:37:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to **Kermit H. Roberson, a married man**, the "Grantor" herein, in hand paid by **Speedtrac, Inc.**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his 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 NE ¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NW ¼ of the NE ¼ of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said ¼ - ¼, thence turn an angle to the right of 60 deg. 37 min. 12 sec. and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a Point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec. a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East. Being situated in Shelby County, Alabama.

SAID CONVEYANCE IS INCLUSIVE OF A THIRTY FOOT EASEMENT RUNNING ALONG THE EASTERNMOST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, AS DESIGNATED WITHIN THE DEED RECORDED AT INSTRUMENT NUMBER 1997-29586, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE: WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20021114000569810.

TO HAVE AND TO HOLD to the said **Speedtrac, Inc.**, and Grantee's heirs and assigns forever.


Given under my hand and seal this 10th day of January, 2003.


KERMIT H. ROBERSON (Seal)

THE STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Kermit H. Roberson**, 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 10th day of Jan., 2003.


Notary Public
My commission expires: 5/17/03