


THIS INSTRUMENT PREPARED BY STEVE D. PELHAM, STATE DIRECTOR, RURAL DEVELOPMENT, UNITED STATES DEPARTMENT OF AGRICULTURE, SUITE 601, STERLING CENTRE, 4121 CARMICHAEL ROAD, MONTGOMERY, AL 36106-3683

QUITCLAIM DEED


20030403000196940 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
04/03/2003 09:14:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

THAT the United States of America, United States Department of Agriculture, acting by and through the Farmers Home Administration, or its successor, for and in consideration of the sum of THIRTY TWO THOUSAND AND NO/100 Dollars, (\$32,000.00), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto James E. Hamlin, a married man, his heirs and assigns, and Justin Craft, a married man, his heirs and assigns, all its rights, title, claim, interest, equity and estate in and to the following described lands lying in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the NE ¼ of Section 4, Township 24 North, Range 12 East, in the City of Montevallo, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of Section 28, Township 22 South, Range 3 West, Shelby County; thence Southerly along the extension of the West line of said Section 28, 44.01 feet; thence 85 degrees 41 minutes 34 seconds left 330.07 feet to the Westerly right-of-way of Alabama Highway No. 119, also known as Selma Street in the City of Montevallo, Alabama; thence 85 degrees 37 minutes 11 seconds right 199.21 feet along and with said Westerly right-of-way to the point of beginning; thence continue along last stated course and said Westerly right-of-way 99.60 feet to the intersection of said Westerly right-of-way with the centerline of an old road bed; thence 96 degrees 12 minutes 30 seconds right and leaving said Westerly right-of-way and along and with said centerline of said old road bed 150.88 feet; thence 83 degrees 47 minutes 30 seconds right 98.00 feet; thence 95 degrees 36 minutes 11 seconds right 150.72 feet to the point of beginning, said parcel containing 0.34 acres, more or less. Situated in Shelby County, Alabama.

SUBJECT TO: Redemption Rights in accordance with Section 6-5-248, Code of Alabama, which redemption rights expire on 8-15-03.

SUBJECT, however, to all easements and rights-of-way upon, across or through the above-described lands as heretofore have been granted by the United States of America or its predecessors in title.

TO HAVE AND TO HOLD the same unto the said grantee, and to his heirs and assigns, in fee simple, forever.

NO MEMBER of Congress shall be admitted to any share or part of this deed or to any benefit that may arise therefrom.

IN TESTIMONY WHEREOF, the United States of America has caused these presents to be executed this 3rd day of March, 2003, pursuant to the authority contained in Title 7, Code of Federal Regulations, Part 1800, et.seq., and authority delegated to him by the Secretary of Agriculture.

UNITED STATES OF AMERICA

By: 

STEVE D. PELHAM

State Director

Rural Development

(successor in interest to the Farmers
Home Administration)

State of Alabama


United States Department of Agriculture

STATE OF ALABAMA)
)
COUNTY OF MONTGOMERY)

ACKNOWLEDGEMENT

I, Sherrie S. Perdue, a Notary Public in and for said County in said State, hereby certify that STEVE D. PELHAM, whose name as State Director of the Rural Development, United States Department of Agriculture, 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 instrument, he, in his capacity as State Director of the Rural Development, United States Department of Agriculture, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of March, 2003.


Notary Public
State of Alabama at Large

(NOTARIAL SEAL)

My Commission Expires: 8/18/03