

20040223000092300 Pg 1/4 21.00
Shelby Cnty Judge of Probate, AL
02/23/2004 14:24:00 FILED/CERTIFIED

TOTAL CONSIDERATION FOR THIS TRANSFER IS \$ 1.00

RETURN TO: MONTGOMERY HOME TITLE, INC
900 CIRCLE 75 PARKWAY, SUITE 1240, ATLANTA, GA 30339

QUITCLAIM DEED

TAX PAID ON MORTGAGE
RECORDED IMMEDIATELY
HEREAFTER IS \$126.00

STATE OF ALABAMA
SHELBY COUNTY

This Deed made this 3 DAY OF December, 2003. Between

RALPH BOYD EDDINGS

as party of the first part, hereinafter called Grantor, and

RALPH BOYD EDDINGS AND TINA L. EDDINGS

as party or parties of the second part, hereinafter called Grantee
(the words "Grantor" and "Grantee" to include their respective heirs,
successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of ^{ONE}~~ZERO~~ AND
00/100 DOLLARS (\$0.00) AND OTHER GOOD AND VALUABLE CONSIDERATION,
cash in hand paid, the receipt of which is hereby acknowledged, does
by these presents BARGAIN, SELL, REMISE, RELEASE AND FOREVER QUIT
CLAIM to Grantee all the rights, title, interest, claim or demand
which the Grantor has or may have had in and to the following
described property, to wit:

Property Address: 1211 COUNTY ROAD 161, COLUMBIANA, AL 35051-2936
Property ID No.: 30-3-08-0-000-005.000

MAIL TAX STATEMENTS TO: RALPH and TINA EDDINGS
1211 County Rd 161
Columbiana AL 35051

(See EXHIBIT A for Property Legal Description)

TO HAVE AND TO HOLD the said described premises, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. So that neither the said party or parties of the first part, nor their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS THEREOF, the Grantor has signed and sealed this Deed, this Day and Year first written above.

Signed, sealed and delivered
in the presence of:

Judy H. Osborne
Witness

Judy H. Osborne

Bonietta Brison
Witness

Ralph Boyd Eddings
RALPH BOYD EDDINGS

STATE OF

Alabama

COUNTY OF

Shelby

I hereby certify that on December 3, 2003 before the subscriber, a Notary Public of the State and County aforesaid personally appeared RALPH BOYD EDDINGS and , known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be his act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.



Judy H. Osborne
Judy H. Osborne Notary Public
My Comm. Expires:

My Commission Expires
February 18 2007

EXHIBIT A

20040223000092300 Pg 4/4 21.00
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Legal Description:

BEGINNING AT THE NW CORNER OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 1 EAST, RUN SOUTH ALONG THE WEST BOUNDARY OF SAID SECTION A DISTANCE OF 380.67 FEET; THENCE LEFT 91 DEGREES 00 MINUTES DISTANCE OF 150.00 FEET; THENCE LEFT 89 DEGREES 00 MINUTES A DISTANCE OF 380.67 FEET; THENCE LEFT 91 DEGREES 00 MINUTES A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW 1/4 OF THE N/W 1/4 SECTION 8, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

File Number: 6541AL-GA

Property ID No.: 30-3-08-0-000-005.000

Prepared by: Nancy F MacDonald