

**Grantee's Address:**

3656 Highway 280  
Harpersville AL 35078

value = \$1.00

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )       **QUITCLAIM DEED**

WHEREAS, on August 4, 1992, the undersigned executed and delivered to Norma Jean Lynn a warranty deed which said deed was filed for record in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1992-16200; and

WHEREAS, the undersigned was not married at the time said deed was executed;  
and

WHEREAS, an error existed in the legal description contained in said deed; and

WHEREAS, Norma Jean Lynn, the grantee in said above-referenced deed is now deceased, and the below-named grantees are all of the heirs at law and next of kin of Norma Jean Lynn; and

WHEREAS, the undersigned is desirous of correcting said above-referenced deed by executing this quitclaim deed.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned grantor, **JAMES EDWARD LYNN, an unmarried man**, in hand paid by **JAMES EDWARD LYNN, JR., RICKY WAYNE LYNN, and SAMUEL CLARENCE LYNN**, the receipt of which is hereby acknowledged, the said **JAMES EDWARD LYNN, an unmarried man**, does hereby remise, release, quitclaim and convey unto the said **JAMES EDWARD LYNN, JR., RICKY WAYNE LYNN, and SAMUEL CLARENCE LYNN**, all of my right, title, interest and claim in and to the following-described real estate, to-wit:


Commence at the Southeast corner of the Southwest quarter of the Southwest quarter , Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the East line of said quarter-quarter on a bearing of North 0 degrees 12 minutes 10 seconds East a distance 726.72 feet to a point, thence run North 89 degrees 47 minutes 50 seconds West a distance of 679.76 feet to the point of beginning of the property being described. Thence run South 74

degrees 26 minutes 39 seconds West a distance of 621.15 feet, to a point on the Northeasterly right of way line of Highway No. 280; Thence run North 52 degrees 21 minutes 19 seconds West along said highway right of way line a distance of 89.24 feet to a point, thence run North 54 degrees 10 minutes 25 seconds East a distance of 831.36 feet to a point, thence run South 0 degrees 49 minutes 37 seconds West a distance of 374.88 feet to the point of beginning, containing 3.38 acres and marked on each corner with a steel pin or pipe, and all according to the plat of survey prepared by Joseph L. Conn, Jr., a copy of which has been marked "Exhibit A" and attached hereto.

TO HAVE AND TO HOLD unto the said **JAMES EDWARD LYNN, JR., RICKY WAYNE LYNN, and SAMUEL CLARENCE LYNN**, their heirs and assigns forever.

This deed is given to perfect title.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 7<sup>th</sup> day of April, 2004.

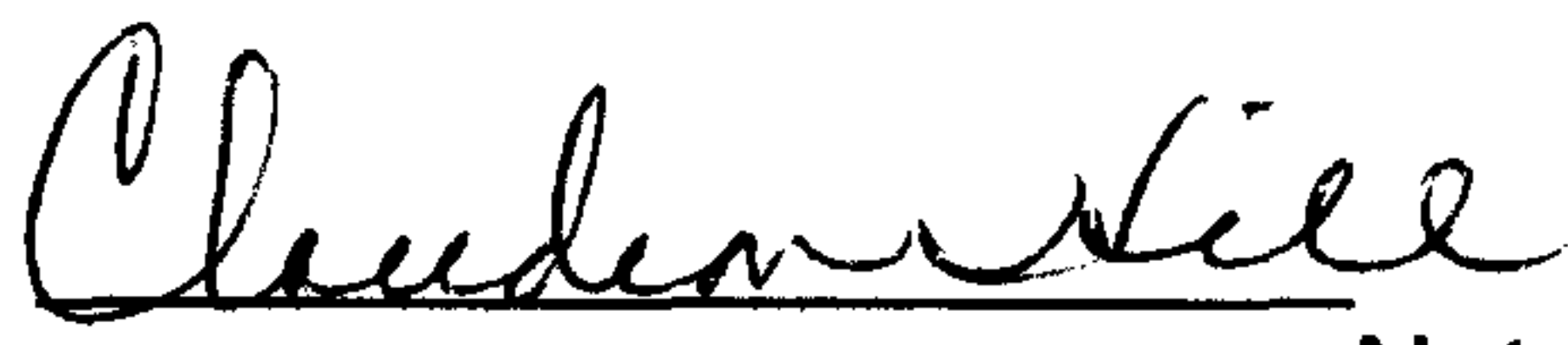
 (L.S.)  
**JAMES EDWARD LYNN**

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **JAMES EDWARD LYNN**, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 7<sup>th</sup> day of April, 2004.

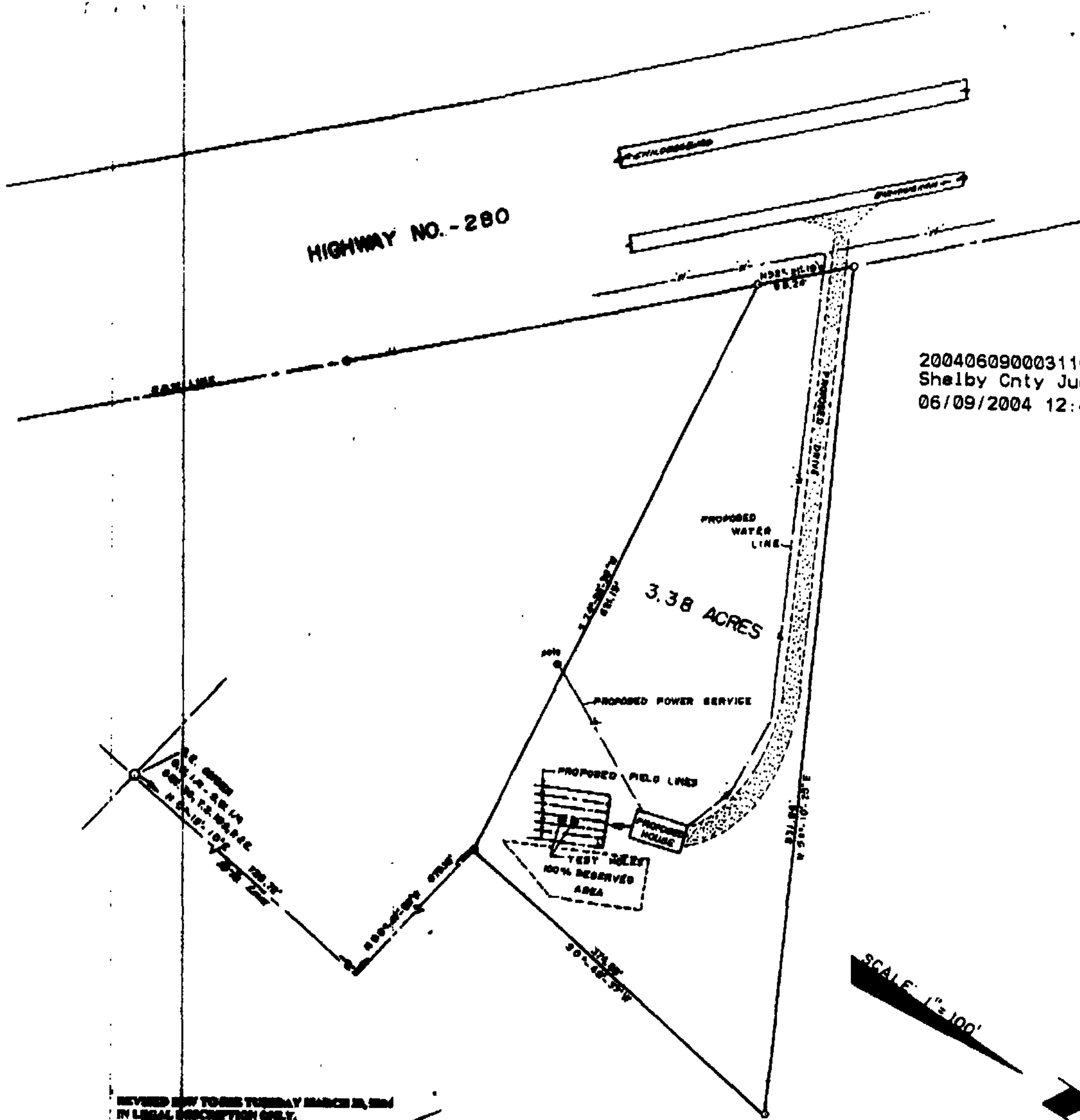
  
Notary Public

my commission  
expires: 1-13-07

THIS INSTRUMENT PREPARED BY:

Arnold W. Umbach, Jr., Esquire  
Adams, Umbach, Davidson & White, LLP  
Post Office Box 2069  
Opelika, Alabama 36803-2069  
Telephone: 334/745-6466





20040609000311650 Pg 3/3 23.00  
Shelby Cnty Judge of Probate, AL  
06/09/2004 12:42:00 FILED/CERTIFIED

REVISED NEW YORK TUESDAY MARCH 12, 1994  
IN LEGAL DESCRIPTION ONLY.

*Joseph E. Conn, Jr.*

STATE OF ALABAMA  
SHELBY COUNTY

I, Joseph E. Conn, Jr., a registered surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown, that there are no visible encroachments or any kind except as shown. I further certify that I have consulted the Federal Insurance Administration Flood Hazard Map for the area and have determined that the subject property IS NOT in a Flood prone area, the correct legal description being as follows:

Commence at the S.E. corner of the S.W. 1/4 of the S.W. 1/4, Section 35, T.5. 19 S., R.10. 12 E., Shelby County, Alabama and run thence Northerly along the East line of said quarter-quarter mile bearing of N 0°-12'-30" E a distance of 726.72' to a point, thence run S 60°-01'-00" W a distance of 679.76' to the point of beginning of the property being described, thence run S 74°-25'-30" W a distance of 621.15' to a point on the Northerly right of way line of Highway No. 280, thence run N 02°-01'-30" W along said highway right of way line a distance of 69.24' to a point, thence run N 04°-30'-00" E a distance of 621.30' to a point, thence run S 0°-40'-30" W a distance of 374.88' to the point of beginning, containing 3.38 acres and marked on each corner with a steel pin or pipe. Property is subject to all easements of public use.

According to my survey this 20th day of May, 1998

*Joseph E. Conn, Jr.*  
Joseph E. Conn, Jr.  
Ala. Reg. No. 9049  
Surveyor Surveyors

File No. 0027A  
James L. Conn  
Shelby County  
May, 1998

