

This instrument was prepared by: Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Penny Elizabeth Cox Smith**, hereby releases, quitclaims, grants, sells, and conveys to **Joel C. Watson**, (hereinafter called Grantee), all my right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

S 1/2 of the SE 1/4 of NW 1/4 of Section 23, Township 19 South, Range 2 East.

LESS AND EXCEPT:

From the Southwest corner of the SW 1/4 of the NW 1/4, Section 23, Township 19 South, Range 2 East, run East along the South 1/4 - 1/4 line 1310.42 feet to the beginning point of subject lot; from said point, continue said course 708.81 feet to the West right-of-way line of County Road No. 85; thence run the following 4 calls, each being a chord bearing and distance; North 19 deg. 52 min. 07 sec. West 55.15 feet; North 16 deg. 19 min. 03 sec. West 63.40 feet; North 11 deg. 48 min. 54 sec. West 173.31 feet; North 08 deg. 50 min. 05 sec. West 44.48 feet; thence leaving said road run West 629.49 feet; thence South 00 deg. 06 min. 43 sec. West 326.43 feet, back to the beginning point.

Grantor also conveys to Grantee all her right, title and interest in right of redemption from that certain mortgage dated October 27, 1999 to Mortgage Investors, Inc., which said mortgage is recorded as Instrument No. 1999-44491 in the Office of the Judge of Probate of Shelby County, Alabama, and which mortgage was assigned to Mid-Ohio Securities Corp. C/F Goldie Nabatoff on November 5, 1999, by assignment recorded as Instrument No. 1999-46644 in said Probate Office.

TO HAVE AND TO HOLD to said GRANTEE Forever.

Given under my hand and seal, this 3rd day of May, 2004.

Penny E. Cox (Seal)
Penny Elizabeth Cox Smith

THE STATE OF ALABAMA

SHELBY COUNTY

I, Hewitt L. Conwill, a Notary Public in and for said County, in said State, hereby certify that Penny Elizabeth Cox Smith, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2004.



Notary Public
