



20040908000500400 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/08/2004 10:51:00 FILED/CERTIFIED

Send tax notice to:
Clarence E. Dean
Carol A. Dean
190 Nolen Lane
Alabaster, Alabama 35007

This instrument prepared by:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) in hand paid to the undersigned Clarence E. Dean and wife, Carol A. Dean (hereinafter referred to as the "Grantor") by Clarence E. Dean and wife, Carol A. Dean (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, ~~2003~~ 2004
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

The Grantors and Grantees are one and the same.

This Deed is being made and recorded to eliminate the Right of Survivorship in that certain previous Deed of the parties recorded in Instrument No. 20030303000125620 as it is the parties intent to take and hold title as tenants in common.

TO HAVE AND TO HOLD unto the Grantee, Clarence E. Dean and wife, Carol E. Dean, as tenants in common, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 1st day of January, 2004.

September

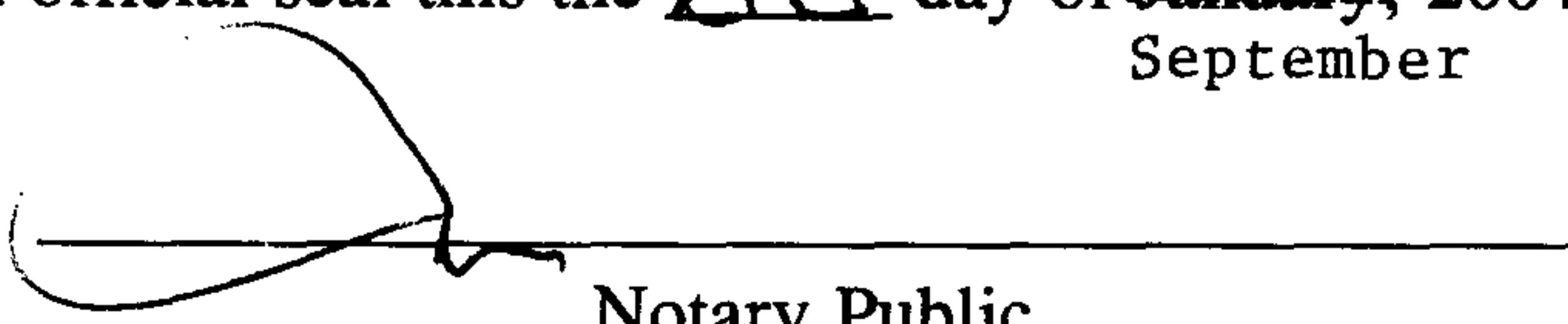

Clarence E. Dean

Carol A. Dean

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clarence E. Dean and wife, Carol A. Dean, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of January, 2004.
September


Notary Public

[NOTARIAL SEAL]

My Commission expires: XXXXXX 02/23/08

LEGAL DESCRIPTION:

EXHIBIT "A"

2004090B000500400 Pg 2/2 15.00
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PARCEL I:

A parcel of land described more particularly as follows: Commence at the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 86 deg. 32 min. East and parallel to the North quarter line a distance of 859.4 feet to the point of beginning; thence continue last course a distance of 575.1 feet; thence run South 06 deg. 23 min. West a distance of 341.7 feet; thence run South 08 deg. 37 min. West a distance of 177.1 feet; thence run South 74 deg. 57 min. West a distance of 290.8 feet; thence run South 80 deg. 06 min. West a distance of 115.3 feet; thence run North 26 deg. 46 min. West a distance of 182.4 feet; thence run West 86.2 feet; thence run North 06 deg. 18 min. East a distance of 484.9 feet to the point of beginning.

According to Survey of Amos Cory, R.L.S. #10550, dated July 30, 1976.

PARCEL II:

A lot or parcel of land located in the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the SW 1/4 of said Section 17, thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 86 deg. 32 min. East a distance of 859.4 feet; thence run South 06 deg. 18 min. West a distance of 484.9 feet to the point of beginning; thence run East 86.2 feet; thence run South 26 deg. 46 min. East a distance of 182.4 feet; thence run South 80 deg. 06 min. West a distance of 105.6 feet; thence run North 19 deg. 33 min. 40 sec. West a distance of 192.1 feet to the point of beginning.

According to Survey of Amos Cory, R.L.S. #10550, dated April 27, 1979.

PARCEL III:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 17; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 86 deg. 32 min. East a distance of 859.4 feet; thence run South 06 deg. 18 min. West a distance of 484.9 feet to the point of beginning; thence run South 19 deg. 33 min. 40 sec. East a distance of 192.1 feet to a fence; thence run South 82 deg. 34 min. 22 sec. West a distance of 270.2 feet along said fence; thence run North 02 deg. 27 min. 50 sec. East along a fence a distance of 216.2 feet; thence continue last course a distance of 38.0 feet across a chart road to a fence; thence run South 75 deg. 04 min. 12 sec. East along said fence a distance of 147.67 feet; thence run East along said fence a distance of 50.0 to the point of beginning.

According to Survey of Amos Cory, R.L.S. #10550, dated April 13, 1981.

PARCEL IV:

A non-exclusive easement appurtenant for ingress, egress and utilities 20-feet wide, 10-feet on each side of the following described centerline: Commence at the Northwest corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 01 deg. 20 min. East a distance of 245.31 feet; thence run South 06 deg. 41 min. West a distance of 114.35 feet; thence run South 00 deg. 07 min. West a distance of 181.15 feet; thence run South 04 deg. 10 min. West a distance of 165.20 feet to a point on the Northeasterly right-of-way of U. S. Highway #31; thence run South 38 deg. 52 min. East along the right-of-way of U. S. Highway #31 a distance of 24.2 feet to the centerline of an existing chart road and the point of beginning; thence run North 45 deg. 20 min. East a distance of 60.0 feet; thence run North 51 deg. 38 min. East a distance of 60.0 feet; thence run North 61 deg. 10 min. East a distance of 57.0 feet; thence run North 80 deg. 06 min. East a distance of 432.4 feet; thence run East a distance of 194.3 feet; thence run North 80 deg. 09 min. East a distance of 87.5 feet; thence run North 85 deg. 30 min. East a distance of 89.3 feet; thence run South 82 deg. 12 min. East a distance of 51.4 feet to the end of said centerline.

According to survey of Amos Cory, R.L.S. #10550, dated September 19, 1983.