

This Instrument Prepared by:

Send Tax Notice to:

HUGH C. HENDERSON
BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

SHARON E. GOODSON
PO BOX 136
CHELSEA, AL 35043

QUITCLAIM DEED


20041213000679620 Pg 1/3 22.00
Shelby Cnty Judge of Probate, AL
12/13/2004 10:46:00 FILED/CERTIFIED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That for and in consideration of: ⁵⁰⁰⁰ ONE DOLLAR (\$1.00), and other good and valuable consideration, and who was in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, JEREMY BAILEY (the son of Elizabeth Davis's deceased son, JERRY ROGERS BAILEY), hereby releases, quitclaims, grants, sells, and conveys to:

SHARON E. GOODSON

(hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

250 PINK DOGWOOD LANE
CHELSEA, ALABAMA 35043

THE LEGAL PROPERTY DESCRIPTION IS ATTACHED HERETO AS
EXHIBIT A.

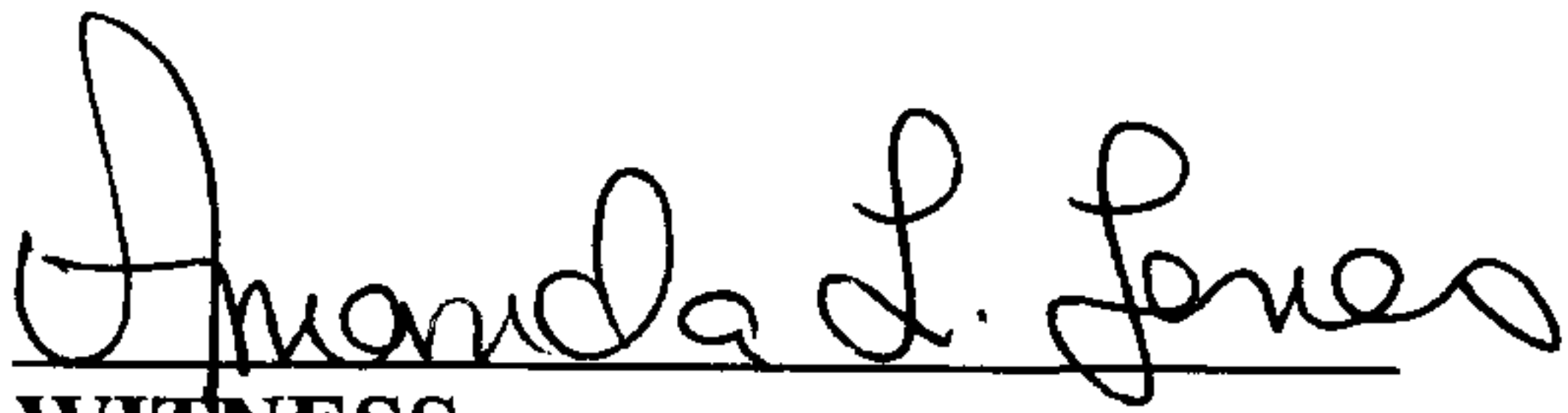
(PLEASE NOTE: this property was formerly in the name of "Elizabeth Davis", a widow, who died on November 24, 2002; Grantor is Elizabeth Davis's grandchild, and Grantee is Elizabeth Davis's child.

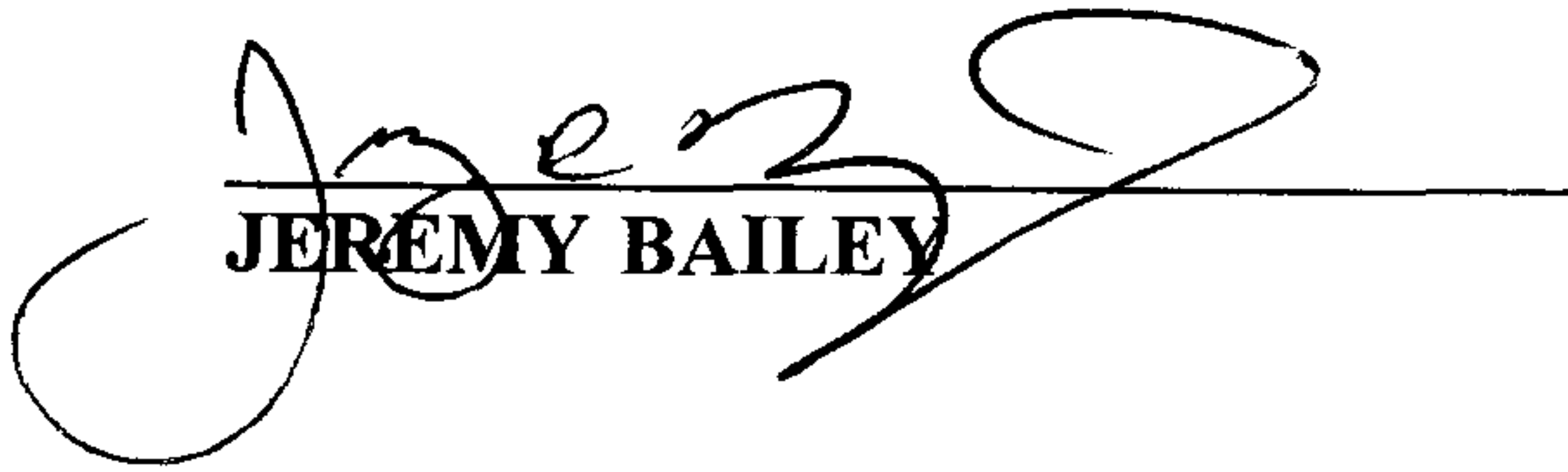
Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, and limitations, if any, of record.

The legal description contained herein was furnished by the Grantor. No title examination was performed by the preparer.

TO HAVE AND TO HOLD Unto the said GRANTEE forever.

GIVEN under my hand and seal this 8 day of December, 2004.

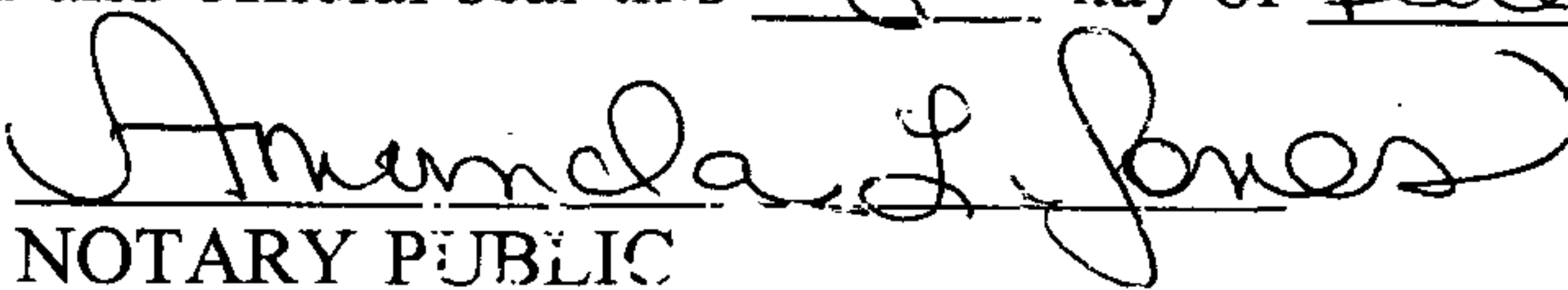

WITNESS


JEREMY BAILEY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that JEREMY BAILEY, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 8 day of December, 2004.


NOTARY PUBLIC

JEREMY BAILEY TO
SHARON E. GOODSON

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

COMMENCE AT THE SE CORNER OF SE 1/4 OF THE SE 1/4 OF SAID SECTION 34, BEING MONUMENTED VIA A 2" IRON PIPE; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION AN AZIMUTH OF 89°18'18" (ASSUMED AZIMUTH) FOR A DISTANCE OF 1209.88 FEET TO THE POINT OF BEGINNING, SAID POINT MONUMENTED VIA A 1/2" CAPPED IRON REBAR: M.L. WELCH, RLS #15460; THENCE 233°23'21" FOR A DISTANCE OF 404.85 FEET TO A 1/2" CAPPED IRON REBAR: M.L. WELCH, RLS #15460; THENCE 57°03'00" FOR A DISTANCE OF 126.45 FEET A 1/2" CAPPED IRON REBAR: M.L. WELCH, RLS #15460; THENCE 52°29'28" FOR A DISTANCE OF 63.53 FEET A 1/2" CAPPED IRON REBAR: M.L. WELCH, RLS #15460; THENCE 52°14'35" FOR A DISTANCE OF 176.42 FEET A 1/2" CAPPED IRON REBAR: M.L. WELCH, RLS #15460; THENCE 40°38'05" FOR A DISTANCE OF 141.34 FEET TO A CAPPED IRON REBAR: STEVEN H. GAY, RLS #17522, SAID POINT BEING THE SOUTHERNMOST CORNER OF LOT 30, BROOK CHASE ESTATES, PHASE 2 (PLAT BOOK 22, PAGE 47, JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA); THENCE 288°41'30" ALONG THE SOUTHWESTERLY LINE OF LOT 30 & PART OF LOT 31 OF SAID BROOK CHASE ESTATES, PHASE 2 FOR A DISTANCE OF 115.65 FEET TO A CAPPED IRON REBAR STEVEN H. GAY, RLS #17522, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF SAID LOT 31; THENCE 284°07'45" ALONG THE SOUTHWESTERLY LINE OF PART OF LOT 31 AND LOT 35 FOR A DISTANCE OF 136.97 FEET TO A CAPPED IRON REBAR: STEVEN H. GAY, RLS #17522, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 35 AND THE SE CORNER OF LOT 37 OF SAID BROOK CHASE ESTATES, PHASE 2; THENCE 253°36'25" ALONG THE SOUTHERLY LINE OF LOTS 37, 38, 39 AND 40 FOR A DISTANCE OF 557.56 FEET TO A CAPPED IRON REBAR: STEVEN H. GAY, RLS #17522, SAID POINT MONUMENTING THE SOUTHWEST CORNER OF LOT 40; THENCE 159°50'02" ALONG THE NORTHEASTERLY LINE OF LOT 41 OF SAID BROOK CHASE ESTATES, PHASE 2 AND LOTS 58 AND 59, BROOK CHASE ESTATES, PHASE 1, (PLAT RECORD 21, PAGE 49, JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA) FOR A DISTANCE OF 641.41 FEET TO A CAPPED IRON REBAR: STEVEN H. GAY, RLS #17522, MONUMENTING THE EASTERNMOST CORNER OF AFORESAID LOT 59, SAID POINT BEING ON THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 34; THENCE 89°18'18" ALONG SAID SOUTH LINE FOR A DISTANCE OF 32.33 FEET TO THE SW CORNER OF DAVIS SUBDIVISION (MAP BOOK 23, PAGE 119, JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA); THENCE 359°17'50" FOR A DISTANCE OF 208.71 FEET TO THE NW CORNER OF SAID SUBDIVISION; THENCE 89°17'50" FOR A DISTANCE OF 208.71 FEET TO THE NE CORNER OF SAID SUBDIVISION; THENCE 179°17'50" FOR A DISTANCE OF 208.71 FEET TO THE SE CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 34; THENCE 89°18'18" FOR A DISTANCE OF 108.44 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY ATTACHED THERETO.

30' EASEMENT FOR INGRESS & INGRESS

AN EASEMENT LYING IN THE SE 1/4 OF SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 34; THENCE 00-02'24" (ASSUMED AZIMUTH) ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 74.11 FEET; THENCE 307°13'18" FOR A DISTANCE OF 766.45 FEET; THENCE 39°27'28" FOR A DISTANCE OF 245.32 FEET; THENCE 39°02'40" FOR A DISTANCE OF 378.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #47; THENCE 331°42'33" ALONG SAID WESTERLY RIGHT OF WAY FOR A DISTANCE OF 240.63 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 30' EASEMENT FOR INGRESS AND EGRESS, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING

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DESCRIBED CENTERLINE ; THENCE RUN IN A SOUTHWESTERLY DIRECTION 15 FEET SOUTH OF AND PARALLEL TO THE SOUTHERLY BOUNDARY OF LOTS 25, 26, 27, 29 AND THE SOUTHEASTERLY BOUNDARY OF LOT 30 TO THE SOUTHERNMOST CORNER OF SAID LOT 30, BROOK CHASE ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 22, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE $220^{\circ}38'05''$ FOR A DISTANCE OF 139.69 FEET; THENCE $232^{\circ}14'35''$ FOR A DISTANCE OF 177.98 FEET; THENCE $232^{\circ}29'28''$ FOR A DISTANCE OF 64.16 FEET; THENCE $237^{\circ}03'00''$ FOR A DISTANCE OF 212.53 FEET; THENCE $172^{\circ}13'22''$ FOR A DISTANCE OF 98.06 FEET. THE SIDELINES OF SAID EASEMENT BEING PROLONGED OR SHORTENED TO CONFORM WITH THE PROPERTY LINES OF THE GRANTOR OF SAID EASEMENT.