

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Dawn Joseph

(Address) 226 Joseph Drive

Columbiana, AL 35115

MINIMUM VALUE: \$5,000.00

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY



20050304000101920 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
03/04/2005 08:04:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to **BRANDON JOSEPH** (also known as **BRANDON M. JOSEPH**), a married man, in hand paid by **DAWN JOSEPH** (also known as **DAWN T. JOSEPH**), the receipt whereof is hereby acknowledged, he does remise, release, quit claim and convey to the said **DAWN T. JOSEPH**, all his right, title, interest, and claim in or to the following described real estate, to wit:

A parcel of land in the SE ¼ of NW ¼, Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: From the NW corner of the SE ¼ of NW ¼ of Section 26, Township 20 South, Range 1 West, run thence South along the West boundary of said SE ¼ of NW ¼ a distance of 373.54 feet to the point of beginning of herein described lot; thence continue along said course a distance of 259.10 feet; thence turn 104 deg. 16 min. 24 sec. left and run 222.91 feet; thence turn 82 deg. 09 min. 01 sec. left and run 183.25 feet; thence turn 77 deg. 08 min. 31 sec. left and run 196.76 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama.

ALSO, a 20.0 foot easement for ingress and egress described as follows:
From the NE corner of aforescribed lot, run west along the North boundary of said lot a distance of 30.90 feet to the point of beginning of the centerline of herein described 20.0 foot easement; thence turn 92 deg. 24 min. 41 sec. right and run 246.14 feet along said easement centerline to a point of termination in the center of Joseph Drive.

THE PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #1997-01409.

situated in **SHELBY** County, Alabama.

TO HAVE AND TO HOLD to the said **DAWN JOSEPH**, her heirs and assigns forever.

Given under my hand and seal this 21st day of January, 2005.

Executed and delivered in the presence of

Brandon Joseph (Seal)
BRANDON JOSEPH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Brandon Joseph**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 21st day of January, 2005.

Mitchell A. Spears
Notary Public
My commission expires: 9/4/06

like attachment