



20060331000150770 1/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/31/2006 02:58:13PM FILED/CERT

This document prepared by (and after recording)  
return to:)

Name: Don Haefner & Janise Sturgis-  
Haefner )  
Firm/Company: )  
Address: 6233 HW 16 )  
Address 2: )  
City, State, Zip: Montevallo AL 35115 )  
Phone: )  
)

-----Above This Line Reserved For Official Use Only-----

30044883-01

**QUITCLAIM DEED 4**

Recording Requested by &  
When Recorded Return To:  
US Recordings, Inc.  
2925 Country Drive Ste 201  
St. Paul, MN 55117

**KNOW ALL MEN BY THESE PRESENTS THAT:**

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Janise Sturgis Haefner, joined by her spouse, Don Haefner**, hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto **Don Haefner & Janise Sturgis-Haefner, husband and wife, as joint tenants with rights of survivorship**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **Shelby**, State of Alabama, to-wit:

**SEE LEGAL DESCRIPTION IN EXHIBIT A**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor. SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The property herein conveyed  is not a part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, -3 (1975) as amended, or  is part of the homestead of Grantor; and if Grantor is married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

"All the above consideration was paid by for the  
Mortgage - signed simultaneously.



20060331000150770 2/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/31/2006 02:58:13PM FILED/CERT

WITNESS Grantor hand(s) this the 17 day of February, 2006

Janise Sturgis Haefner  
Grantor  
Janise Sturgis Haefner

Don Haefner  
Grantor  
Don Haefner

STATE OF ALABAMA

Shelby COUNTY

I, a Notary Public, hereby certify that Don Haefner whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of February, 2006.

Donna Sedam  
Notary Public

Print Name Donna Brown

My commission expires:

05/04/06

20060331000150770 3/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/31/2006 02:58:13PM FILED/CERT

**Grantor(s) Name, Address, phone:**  
Janise Sturgis Haefner and Don Haefner  
6233 HW 16  
Montevallo AL 35115

**Grantee(s) Name, Address, phone:**  
Don Haefner & Janise Sturgis-Haefner  
6233 HW 16  
Montevallo AL 35115

**SEND TAX STATEMENTS TO GRANTEE**

20060331000150770 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/31/2006 02:58:13PM FILED/CERT



## EXHIBIT A

**A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SW CORNER OF ABOVE SAID 1/4-1/4 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 495.43 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 917.39 FEET; THENCE SOUTH 87 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 359.87 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 77.20 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 16, 80' R.O.W.; THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, AND ALONG SAID R.O.W. LINE A DISTANCE OF 139.99 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 01 SECONDS WEST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 134.51 FEET; THENCE SOUTH 08 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 124.95 FEET; THENCE SOUTH 81 DEGREES 57 MINUTES 12 SECONDS EAST, A DISTANCE OF 153.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.44 ACRES, MORE OR LESS.

Parcel ID #: 27-1-01-000-010-001



**U30044883-010P04**

QUIT CLAIM DEED  
LOAN# BC337474HH  
US Recordings