



20060522000240770 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
05/22/2006 09:19:03AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
L. BRUCE DICKSON
ATTORNEY AT LAW
2500 Crestwood Blvd.
Birmingham, Alabama 35210

SEND TAX NOTICE TO:
BETTIE ANN PETERSON
195~~185~~ Peterson Drive
Vincent, Alabama 35178

STATE OF ALABAMA
SHELBY COUNTY

20.000
B.K.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS, LOVE AND AFFECTION, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

GLORIA KELLY PETERSON, and husband, WALTER PETERSON, JR.,

the Grantors herein, hereby releases, quit claims, grants, sells and conveys to

BETTIE ANN PETERSON and CLARENCE E. KELLER

hereinafter called Grantees, all their right, title, interest and claim in or to the following described real estate located in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama; thence S. 87 degrees, 17 minutes, 52 seconds E. along the North boundary of said Quarter-Quarter a distance of 777.43 feet to a point on the East boundary of a 30 foot access easement; thence N. 17 degrees, 46 minutes, 45 seconds E. a distance of 96.63 feet to a point on said East boundary; thence N. 05 degrees, 22 minutes, 23 seconds E. a distance of 185.64 feet to a point on said boundary; thence N. 23 degrees, 43 seconds, 27 minutes E. a distance of 139.52 feet to a point on said boundary; said point being the point of beginning of herein described parcel of land; thence N. 63 degrees, 15 minutes 33 seconds W across an easement a distance of 30.00 feet to a point on the West side of said easement; thence N. 63 degrees, 15 minutes, 33 seconds W. a distance of 156.00 feet to a 1/2 inch capped rebar set; thence N. 42 degrees, 47 minutes, 22 seconds E. a distance of 346.35 feet to a 1/2 inch capped rebar set; thence S. 63 degrees, 15 minutes, 30 seconds E. a distance of 57.64 feet to a point on the West boundary of a easement; thence S. 63 degrees, 15 minutes, 30 seconds E. across said easement a distance of 30.00 feet to a point on the East boundary; thence S. 63 degrees 15 minutes 30 seconds E. a distance of 118.30 feet to a 1/2 inch capped rebar set; thence S. 24 minutes 04 seconds 40 seconds W. a distance of 333.21 feet to a 1/2 inch capped rebar set; thence N. 63 minutes 15 seconds 35 seconds W. a distance of 131.23 feet to the Point of Beginning.

Said parcel of land being subject to a 30 foot easement over and across said parcel and being the continuation of Peterson Drive and the centerline of said easement being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama; thence S. 87 degrees, 17



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minutes, 52 seconds E. along the North boundary of said Quarter-Quarter a distance of 777.43 feet to a point on the East boundary of a 30 foot access easement; thence following courses along the East boundary of said easement N. 17 degrees, 46 minutes, 45 seconds E. a distance of 96.63 feet to a point; thence N. 05 degrees, 22 minutes, 23 seconds E. a distance of 185.64 feet to a point; thence N. 23 degrees 43 minutes, 27 seconds E., a distance of 139.52 feet to a point; thence N. 18 degrees, 04 minutes, 21 seconds E. a distance of 105.88 feet to a point; thence N. 30 degrees, 06 minutes, 08 seconds E. a distance of 228.57 feet to a point; thence N. 63 degrees, 15 minutes, 30 seconds W. a distance of 15.00 feet to a point on the centerline of said access easement, said point being the point of beginning of herein described 30 foot access easement; thence the following courses along the centerline of said easement; S. 30 degrees, 06 minutes, 08 seconds W. a distance of 229.29 feet to a point; thence S. 17 degrees, 58 minutes, 40 seconds W. a distance of 105.19 feet to a point; thence S. 23 degrees 43 seconds 27 minutes W. a distance of 143.95 feet to a point; thence S. 05 degrees 22 minutes 23 seconds W. distance of 186.92 feet to a point; thence S. 17 degrees 46 minutes 45 seconds W. a distance of 170.39 feet to a point; thence S. 24 degrees 05 seconds 31 minutes W. a distance of 55.28 feet to a point; thence S. 32 degrees 16 minutes 53 seconds W. a distance of 182.61 feet to a point; thence S. 39 degrees 14 minutes 15 seconds W. a distance of 279.47 feet to a point; thence S. 25 degrees 46 minutes 36 seconds W. a distance of 81.04 feet to a point; thence S. 10 degrees 54 minutes 11 seconds W. a distance of 80.85 feet to a point; thence S 04 degrees 13 minutes 07 seconds W. a distance of 79.48 feet to a point; thence S. 16 degrees 45 minutes 54 seconds E. a distance of 109.74 feet to a point that intersects the Northerly right-of-way of Alabama Highway 20 (80 ' R/W) said point being the Point of Termination.

Said described parcel contains 1.77 acres, more or less, and lies in the NW 1/4 of NE 1/4 of Section 3, T19S, R2E, Shelby County, Alabama, according to the survey of Billy R. Martin of Martin Land Surveying, Childersburg, Alabama, August 28, 2004.

TO HAVE AND TO HOLD to the said **BETTIE ANN PETERSON, and CLARENCE E. KELLER**, her heirs and assigns forever.

Given under our hands and seals this 17th day of May, 2006.

Gloria K. Peterson
 GLORIA KELLY PETERSON

Walter Peterson Jr
 WALTER PETERSON, JR.



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**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GLORIA KELLY PETERSON, and husband, WALTER PETERSON JR., whose names are 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, they executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

Shelby County, AL 05/22/2006
State of Alabama

Deed Tax: \$20.00