

QUIT CLAIM DEED

20060718000345850 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
07/18/2006 11:53:18AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

WITHOUT EXAMINATION OF
TITLE OR CERTIFICATION TO
CORRECTNESS OF DESCRIPTION

\$30,000.00

In consideration of payment of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **Jerrem L. Anderson**, an unmarried man, does hereby grant, bargain, sell and convey unto the said Grantee, **Veronica M. Peoples**, an unmarried woman, the following described real estate, situated in Shelby County, Alabama:

Commence at the Southwest corner of Section 17, Township 22 South Range 3 West, Shelby County, Alabama and run North 00° 56' 49" East 1070.39 feet to a point; thence South 64° 44' 27" East 138.87 feet to the point of beginning; thence continue along last described course 287.37 feet; thence South 68° 58' 15" East 463.5 feet to a point on the West right of the line of Norfolk Southern Railroad; thence North 11° 43' 54" East along said right of way 679.18 feet; thence South 90° 780.21 feet; thence South 10° 55" West 45.23 feet; thence South 07° 53' 47" West 348.71 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT, HOWEVER, TO: Mineral and Mining rights which were heretofore reserved and not owned by Grantor; and subject to a lack of access to and from the land.

ALSO SUBJECT, TO: any and all easements, reservations, restrictions, rights-of way heretofore filed for record which affect said property; all mineral and mining rights heretofore reserved and not owned by Grantor; any and all rights of parties in possession, variation in area or in measurements, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record including lack of access which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

To have and to hold, to the said Veronica M. Peoples, her heirs and assigns forever.

In WITNESS WHEREOF, the said Grantor has hereto set his signature this the 12 day of July, 2006.

Jerrem L. Anderson
Jerrem L. Anderson

Michelle Clayton
Witness


Jessie Holmes
Witness

**STATE OF ALABAMA
SHELBY COUNTY**


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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Jerrem L. Anderson**, who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 12 day of July, 2006.


Notary Public

SEAL

My Commission Expires: 5/20/2010

This Instrument Prepared By:

Jill T. Karle, Esquire
P. O. Box 878
Alabaster, Alabama 35007
(205) 621-0301

Shelby County, AL 07/18/2006
State of Alabama

Deed Tax: \$30.00