

THE STATE OF ALABAMA
COUNTY OF SHELBY

Ronald Kittinger
#11 Huddle Drive
Birmingran, AL 35246

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and No/100 DOLLARS and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt hereof, is hereby acknowledged, I, Joyce Jones Kittinger, a single woman (herein referred to as GRANTOR), does remise, release, quitclaim and convey to Ronald D. Kittinger, (herein referred to as GRANTEE), as his heirs and assigns, all of her right, title and interest, in the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

See attached exhibit A.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

This conveyance is in satisfaction of the terms of that certain divorce decree in Shelby County Circuit Court Case number DR 2003 000056.00.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

To have and to hold to the said Ronald G. Kittinger, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the <u>Z4</u> day of <u>Jul</u>, 2006.

Joyce Jones Kittinger, a single woman,

By Randall W. Nichols, her attorney-in-fact by specific power of attorney

THE STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Randall W. Nichols (as attorney-in-fact for Joyce Jones Kittinger by specific power of attorney) whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed on the contents of the conveyance she executed the same voluntarily on the day the same bears date.

ven under my hand and official seal this the

My Commission Expires (2)

THIS DOCUMENT PREPARED BY:
Paul Esco
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, Alabama 36104

Shelby County, AL 08/02/2006 State of Alabama

Deed Tax:\$68.50

20060802000372810 2/2 \$82.50 Shelby Cnty Judge of Probate, AL 08/02/2006 01:54:23PM FILED/CERT

EXHIBIT "A"

PARCEL I

PART OF THE E ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 10, GO NORTH 87 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID ¼-¼ SECTION FOR 651.96 FEET TO THE NW CORNER OF THE E ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 10; THENCE SOUTH 00 DEGREES 09 MINUTES 54 SECONDS WEST ALONG THE WEST BOUNDARY OF THE E ½ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 10 FOR 400 FEET TO THE NORTH BOUNDARY OF ALABAMA HIGHWAY NO. 25; THENCE NORTH 72 DEGREES 11 MINUTES 10 SECONDS EAST ALONG THE NORTH BOUNDARY FOR 186.17 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 34 SECONDS EAST ALONG SAID NORTH BOUNDARY FOR 279.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35 DEGREES 16 MINUTES 33 SECONDS AND A RADIUS OF 360.00 FEET; THENCE EASTERLY ALONG SAID CURVE FOR 221.64 FEET TO THE EAST BOUNDARY OF SAID ¼-¼ SECTION; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS WEST ALONG SAID EAST BOUNDARY FOR 188.97 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

A PARCEL OF LAND SITUATED IN THE E ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE E ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 10 GO SOUTH 00 DEGREES 19 MINUTES 56 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID ¼-¼-¼ SECTION FOR 1214.89 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 51 SECONDS WEST FOR 675.29 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS EAST FOR 1289.86 FEET TO THE NORTH BOUNDARY OF SAID SECTION 10; THENCE SOUTH 87 DEGREES 41 MINUTES 21 SECONDS EAST ALONG SAID NORTH BOUNDARY FOR 661.67 FEET TO THE POINT OF BEGINNING.

PARCEL III

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.