

THIS INSTRUMENT WAS PREPARED BY: ✓ MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

-----STATE OF
ALABAMA
SHELBY COUNTY

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Four Thousand and no/100 Dollars

in hand paid to the undersigned, the receipt whereof is hereby acknowledged,
the undersigned

MABLE M. SMITH, a widowed woman

hereby remises, releases, quit claims, grants, sells and conveys to

KERRY R. NIVENS

(hereinafter called Grantee), all my right, title, interest and claim in or
to the following described real estate, situated in Shelby County, Alabama,
to-wit:

Commence at the Northeast corner of the SE ¼ of the SE ¼, Section 28, Township 19 South,
Range 1 West; thence run Southerly along the East boundary line of said SE ¼ of SE ¼, a
distance of 128.50 feet to the point of beginning; thence turn an angle of 64 degrees 12
minutes 38 seconds to the right and run Southwesterly a distance of 142.12 feet to a point;
thence turn an angle of 107 degrees 29 minutes 37 seconds to the right and run
Northwesterly a distance of 284.30 feet to a point on the Southernmost right of way line of
County Highway 280 (Old U.S. Highway 280); thence turn an angle of 88 degrees 36 minutes 29
seconds to the right and run Easterly along a curve to the left (concave Northerly and
having a central angle of 8 degrees 37 minutes and a radius of 517.46 feet) for an arc
distance of 77.82 feet to a point; thence turn an angle of 62 degrees 40 minutes 58 seconds
to the right from the tangent of said curve and run Southeasterly a distance of 271.36 feet
to a point; thence turn an angle of 109 degrees 49 minutes 56 seconds to the right and run
Southwesterly a distance of 111.51 feet to the point of beginning.

Said parcel of land is lying in the SE ¼ of SE ¼ and the NE ¼ of SE ¼ of Section 28,
Township 19 South, Range 1 West, and the NW ¼ of SW ¼ and the SW ¼ of SW ¼ of Section 27,
Township 19 South, Range 1 West, Shelby County, Alabama.

According to survey of Lewis H. King, Jr., RLS #12487, dated November 12, 1990.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 16th day of May, 2005.

Mable M. Smith (SEAL)
MABLE M. SMITH

Bobbie J. Shaw
by: **Bobbie J. Shaw, Attorney in Fact,**
under Power of Attorney recorded as
Instrument # 20060830000427980, in
the Probate Office of Shelby County,
Alabama.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County,
in said State, hereby certify that BOBBIE J. SHAW, whose name as Attorney in
Fact for MABLE M. SMITH, 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, she executed the same voluntarily on the day the
same bears date, in her capacity as such Attorney in Fact.

Given under my hand and official seal, this 16th day of May,
2005.

Quint J. Purson
Notary Public

My commission expires: 10/16/08