20060830000428090 1/1 $14.00
Shelby Cnty Judge of Probate,AL
08/30/2006 12:16:51PM FILED/CERT

Shelby County, AL 08/30/2006
State of Alabama

Deed Tax:$3.00

14.00

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

Three Thousand and no/100 Dollars

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

RICHARD VICTOR NIVENS, a married **man**

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

BILLY THOMAS

(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 6th day of October, 2005.

Richard Victor Nivens

(SEAL)

RICHARD VICTOR NIVENS

STATE OF FLORIDA
COUNTY OF Okaloosa

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **RICHARD VICTOR NIVENS**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of October, 2005.

Nancy M. Shimet
Notary Public

My commission expires:

NANCY M. SHIMET
MY COMMISSION # DD 402397
EXPIRES: April 27, 2009
Bonded Thru Notary Public Underwriters