



After Recording Return to:	
EXCLUSIVE SETTLEMENT SERVICES 1000 Cliffmine Rd, Suite #250 Park West One Pittsburgh, PA 15275 800-686-9573	) ) ) ) ) ) )
	Above This Line Reserved For Official Use Only

### STATE OF ALABAMA SHELBY COUNTY

Mail Tax Statements To:
Nora Martin and Izena B. Davis
2911 Bear Creek Road
Sterrett, AL 35147

Tax ID: 095150000005000

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, I, IZENA B. DAVIS, a widowed woman, Surviving Spouse of JAMES W. DAVIS, deceased, whose address is 2911 Bear Creek Road, Sterrett, AL 35147 (hereinafter called Grantor) that for and in consideration of the sum of Dollars (\$ /o.oo) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to NORA MARTIN, an unmarried woman and IZENA B. DAVIS, an unmarried woman, as joint tenants with rights of survivorship, whose address is 2911 Bear Creek Road, Sterrett, AL 35147 (hereinafter called Grantees) all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

# "SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

TAX PARCEL IDENTIFICATION #: 095150000005000 FAIR MARKET VALUE: \$82,000.00 ASSESSED VALUE: \$8,200.00

Page 1 of 3

20061218000614700 2/3 \$99.00 Shelby Cnty Judge of Probate, AL 12/18/2006 01:05:36PM FILED/CERT

PROPERTY ADDRESS: 2911 Bear Creek Road, Sterrett, AL 35147 TO HAVE AND TO HOLD to said GRANTEES forever.

IZENA B. DAVIS, a widowed woman, Surviving Spouse of JAMES W. DAVIS,

deceased

STATE OF ALABAMA

COUNTY OF SIELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IZENA B. DAVIS, a widowed woman, Surviving Spouse of JAMES W. DAVIS, deceased, 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 she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 1th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 9-29-2008

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By: David E. Hudgens, Esquire Pierce, Ledyard & Hudgens, P.C. 28311 North Main Street

Page 2 of 3

20061218000614700 3/3 \$99.00 Shelby Cnty Judge of Probate, AL 12/18/2006 01:05:36PM FILED/CERT

## EXHIBIT "A" PROPERTY DESCRIPTION

Legal description of the land:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 15 AND GO SOUTH 01 DEG. 02 MIN. 13 SEC. WEST ALONG THE WEST BOUNDARY OF SAID 1/4 1/4 SECTION FOR 908.11 FEET TO THE NORTHERLY BOUNDARY OF SHELBY COUNTY HIGHWAY 43; THENCE NORTH 44 DEG. 52 MIN. 34 SEC. EAST ALONG SAID NORTHERLY BOUNDARY FOR 2929.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 171.68 FEET; THENCE NORTH 87 DEG. 36 MIN. 46 SEC. WEST FOR 318.99 FEET; THENCE SOUTH 55 DEG. 40 MIN. EAST FOR 239.26 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 2911 BEAR CREEK ROAD, STERRETT, AL 35147

TAX PARCEL ID: 095150000005000

Shelby County, AL 12/18/2006 State of Alabama

Deed Tax: \$82.00