

BHMS600681

Send tax notice to:

Lisa G. Walters

1551 Highway 56

Wilsonville AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, Inc.
3595 Grandview Parkway
Suite 645
Birmingham, Alabama 35243

STATE OF AL
COUNTY Shelby

TITLE NOT EXAMINED

QUIT CLAIM DEED

Shelby County, AL 01/08/2007
State of Alabama

Deed Tax: \$6.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned James H. Walters, unmarried, and Lisa G. Walters, unmarried (hereinafter referred to as the "Grantors") by Lisa G. Walters (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 27, Township 20 South, Range 1 East, being a part of the same land described in a deed to James H. and Lisa G. Walters, recorded in Instrument Number 2005-52943, of the Real Property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 27; thence North 00 degree(s) 18 minute(s) 42 second(s) West along the West line of said Sixteenth Section, a distance of 48.68 feet to a fence corner, on the North line of a Prescriptive Use Easement for County Highway 56; thence North 88 degree(s) 15 minute(s) 21 second(s) East along said easement, a distance of 477.36 feet to the point of beginning; thence North 88 degree(s) 15 minute(s) 21 second(s) East, along said easement, a distance of 90.74 feet to a point; thence along a curve, to the left, having a chord bearing of North 87 degree(s) 30 minute(s) 26 second(s) East and a radius of 7978.86 feet, an arc length of 206.41 feet, to a point; thence North 86 degree(s) 45 minute(s) 31 second(s) East, along said easement, a distance of 389.56 feet to a point; thence along a curve, to the right, having a chord bearing of South 58 degree(s) 37 minute(s) 58 second(s) East and a radius of 168.93 feet, an arc length of 204.08 feet, to a point on the East line of said Sixteenth Section, that is North 00 degree(s) 13 minute(s) 49 second(s) West, a distance of 2.81 feet from the Southeast corner; thence North 00 degree(s) 13 minute(s) 49 second(s) West, along the East line of said Sixteenth Section, a distance of 56.36 feet, to an existing fence; thence North 27 degree(s) 44 minute(s) 09 second(s) West, along an existing fence, a distance of 813.42 feet, to a fence corner; thence South 87 degree(s) 59 minute(s) 17 second(s) West, across a pond, a distance of

\$0.00 OF THE CONSIDERATION AMOUNT IS BEING PAID FROM THE PROCEEDS OF MORTGAGE LOAN.

642.13 feet, to a point in a fence; thence South 30 degree(s) 56 minute(s) 57 second(s) East, a distance of 307.76 feet, to a point; thence South 01 degree(s) 25 minute(s) 35 second(s) East, a distance of 423.93 feet to the point of beginning.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

27th IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the day of December, 2006

James H. Walters
James H. Walters
Lisa G. Walters
Lisa G. Walters

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Walters, unmarried, and Lisa G. Walters, unmarried, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of December.

John Reed Williams
Notary Public
Print Name: John Reed Williams
Commission Expires: 9/12/2010

