

This Instrument Prepared By:
John Martin Eades, Jr., Esq.
217 - B 1st Street North
Alabaster, Alabama 35007
STATE OF ALABAMA)
COUNTY OF SHELBY)

Send tax notices to:
Leanne Fowler
179 Rosewood Drive
Sterrett, Alabama 35043

20070119000029520 1/1 \$61.00
Shelby Cnty Judge of Probate, AL
01/19/2007 10:41:53AM FILED/CERT

VALUE: \$50,000 RKF

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Randall Keith Fowler, an individual and a single man (herein referred to as the Grantor) hereby remises, releases, quit claims, grants, sells, and conveys to Leanne Gamel Fowler (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southwest Corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North along the West boundary line of said section for a distance of 661.45 feet to the point of beginning; thence continue along last said course for a distance of 297.0 feet; thence turn an angle of 90 degrees 00 minutes to the right for a distance of 320.0 feet; thence turn an angle of 90 degrees 00 minutes to the right for a distance of 297.0 feet; thence turn an angle of 90 degrees 00 minutes to the right for a distance of 320.0 feet to the point of beginning.

Subject To: (1) Taxes for the year 2006 and subsequent years; (2) any and all encumbrances and mortgages; (3) easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any (4) mineral rights, if any.

Subject to all rights of redemption in favor of all person entitled to redeem the property from that certain mortgage foreclosure sale evidence by mortgage foreclosure deed dated the 6th day of April, 2005, and recorded in Instrument No. 20050419000182930, in the Probate Office of Shelby County, Alabama and Corrected Mortgage Foreclosure Deed dated on or about April 6th, 2003 and recorded in Instrument 20050812000414420

This instrument was prepared without the benefit of any title search or survey. No title search or survey in connection with the preparation of this deed was performed nor requested.

Shelby County, AL 01/19/2007
State of Alabama
Deed Tax: \$50.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 17 day of JANUARY, 2007.

Randall Keith Fowler (SEAL)

Name
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary in and for said County, in said State, hereby certify that Randall Keith Fowler, 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 the same bears date.

Celen L. Russell (Notary Public)

My commission expires: 1-19-2009