

LF298-04 R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 11 day of April ,2004 by first party, Grantor, Albert W. Watkins, III and Elizabeth Ann Watkins whose post office address is 902 Comer Avenue, Pell City, Al. 35125 to second party, Grantee, Shirley D. Sims and/or Coy F. Sims whose post office address is 9226 South Main, Wilsonville, Al. 35186

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars (\$ 15,000.00

paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby

, State of Alabama to wit:

Commence at the NE corner of the SW 1/4 of the SE 1/4, Section 1, Township 21 South, Range 1 East, and run South 42 degrees 12minutes 19 seconds West a distance of 1098.71 feet to a point on the SE right of way line of Co. Hwy. 61, said point being North 75 degrees 45 minutes 09 seconds West a distance of 2180.80 feet from the SE corner of said Section 1, and the point of beginning; thence run North 47 degrees 14 minutes 36 seconds East along said right of way line a distance of 64.36 feet; thence turn an angle of 06 degree 01 minutes 42 seconds to the left and run along said right of way line a distance of 297.36 feet; thence turn an angle of 93 degrees 58 minutes 18 seconds to the right and run a distance of 374.38 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 153.50 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 364.00 feet to Hwy 61 right of way. Situated in the SW 1/4 of SE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to taxes for 2004 and subsequent years, easements, restrictions, permits, and right of way of record.

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IN WITNESS WHE	CREOF, The said first part	y has signed and sealed these presents the day and year			
first above written. S	igned, sealed and delivered	d in presence of:			
2 2					
2000	CENEZ	Much Williams II			
Signature of Witness Print name of Witness		Signature of First Party - Albert W. Watkins III Print name of First Party			
			Seluk	Wolfe Land	La la saluth Unn Withen
			Signature of Witness		Signature of First Party
BELL DI	3/20/0	orginature of Phot Party			
Print name of Witness	YECK	_ <u> </u>			
THE HAIRE OF WILLESS	5	Print name of First Party			
State of Alahan					
State of Clabama County of Tallade	26 a.				
On	before me.	20070122000032030 2/2 \$29.00 Shelby Cnty Judge of Probate,AL			
appeared	octore me,	01/22/2007 10:52:12AM FILED/CERT			
personally known to n	ne (or proved to me on the	basis of satisfactory evidence) to be the person(s) whose			
name(s) is/are subscri	bed to the within instrume	ent and acknowledged to me that he/she/they executed the			
same in his/her/their a	authorized capacity(ies), ar	nd that by his/her/their signature(s) on the instrument the			
person(s), or the entity	y upon behalf of which the	person(s) acted, executed the instrument.			
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County of	J	BONDED THRU NOTARY PUBLIC UNDERWEXTE			
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Shelby County, AL 01/22/2007 State of Alabama		Signature of Preparer			
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Deed Tax:\$15.00		Print Name of Preparer			
		Address of Preparer			