



20070122000032030 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/22/2007 10:52:12AM FILED/CERT

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 12 minutes  
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.



IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Beth R. Weeks  
Signature of Witness

Beth R. Weeks  
Print name of Witness

Beth R. Weeks  
Signature of Witness

Beth R. Weeks  
Print name of Witness

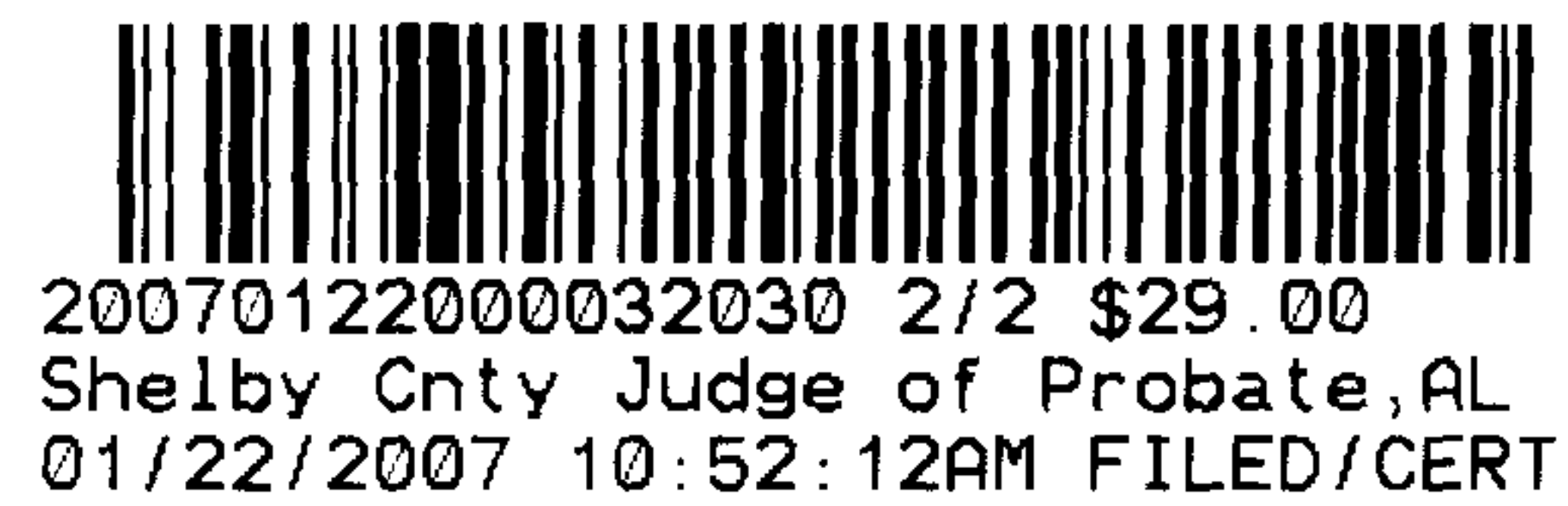
Albert W. Watkins III  
Signature of First Party

Albert W. Watkins III  
Print name of First Party

Elizabeth Ann Watkins  
Signature of First Party

Elizabeth Ann Watkins  
Print name of First Party

State of Alabama }  
County of Talladega }  
On \_\_\_\_\_ before me,  
appeared



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Carol Nixon  
Signature of Notary

Affiant \_\_\_\_\_ Known ☒ Produced ID  
Type of ID \_\_\_\_\_  
(Seal)

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }  
On \_\_\_\_\_ before me,  
appeared

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct 9, 2007  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

Affiant \_\_\_\_\_ Known \_\_\_\_\_ Produced ID  
Type of ID \_\_\_\_\_  
(Seal)

Shelby County, AL 01/22/2007  
State of Alabama

Deed Tax: \$15.00

\_\_\_\_\_  
Signature of Preparer

\_\_\_\_\_  
Print Name of Preparer

\_\_\_\_\_  
Address of Preparer