

Value Appraised \$22,000
Less 1/2 Value
- \$105,000
\$127,000

SEND TAX NOTICE TO:

Teddy Sherrod
3458 Indian Lake Lane
Helena, Alabama 35080

This instrument was prepared by:
Julie A. Palmer, Attorney at Law
2363 Lakeside Drive, #101
Birmingham, AL 35244

20070510000219310 1/2 \$139.00
Shelby Cnty Judge of Probate, AL
05/10/2007 09:52:13AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars and NO/100's (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I, DALE SHERROD, a married woman, (herein referred to as grantor) grant, bargain, sell and convey unto TEDDY SHERROD, a married man (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the 1/4 of Section 36, Township 19 South, Range 3 West, thence run in a Westerly direction along the North line of said 1/4-1/4 a distance of 132.93 ft.; thence turn an angle to the left of 77 deg. 25 min. 48" and run in a Southerly direction a distance of 61.46 ft. to its intersection with the Southerly right of way line of a public road; thence turn an angle to the right of 77 deg. 25 min. 48" and run in a Westerly direction along the Southerly right of way line of said public road a distance of 110.0 ft. to the point of commencement of a curve to the left, having a central angle of 61 deg. 52 min. 27" and a radius of 387.11 ft.; thence continue along the arc of said curve a distance of 418.04 ft. to the end of said curve; thence continue in a southwesterly direction along the tangent, extended, continue along the Easterly right of way line of said public road a distance of 104.10 ft. to the point of beginning; thence continue on last described course a distance of 150.00 ft.; thence turn an angle to the left of 90 deg. 00 min. and run in a Southwesterly direction a distance of 276.24 ft.; thence turn an angle to the left of 82 deg. 46 min. 00" and run in a Northeasterly direction a distance of 105.69 ft.; thence turn an angle to the right of 13 deg. 20 min. 39" and continue in a northeasterly direction a distance of 39.47 ft.; thence turn an angle to the left of 109 deg. 01 min. 45" and run in a Northwesterly direction a distance of 303.53 ft. to the point of beginning. Mineral and mining rights excepted. Situated in Shelby County, Alabama, as recorded in Map Book 331 Page 58, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Ad valorem taxes for the current tax year.

SUBJECT TO: Right of way to South Central Bell in Vol. 277, page 218.

SUBJECT TO: Right of way to Ala. Power Co. in Vol. 121, page 406.

SUBJECT TO: Right of way to South and North Railroad Co. In Vol. 37, page 412.

SUBJECT TO: Restrictions in Vol. 319, page 750

This conveyance was prepared from legal description provided by the grantor and grantees herein without benefit of title evidence or survey. In reference to case number DR-07-700 HBH Shelby County, Alabama.



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And I, do for myself and successors with the said GRANTEE, and his successors, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; then I will and my heirs, assigns, executors and administrators shall warrant and defend the same to the said GRANTEE, and its successors forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set MY hands and seals, this 16th day of April, 2007.

Attest: Dale B. Sherrod
DALE SHERROD

Shelby County, AL 05/10/2007
State of Alabama

Deed Tax: \$125.00

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

COUNTY OF SHELBY)

I, Carol M. Kimbrough, a Notary Public in and for said County, in said State, hereby certify that DALE SHERROD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, being informed of the contents of the conveyance he as such, with full authority, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2007.

Carol M. Kimbrough
Notary Public

My Commission expires: 2-2-09