



20070712000329410 1/4 \$163.50
Shelby Cnty Judge of Probate, AL
07/12/2007 03:14:56PM FILED/CERT

This Document Prepared By:

Melanie R. Peeler
1242 Highway 35
Pelham, Alabama 35124

Shelby County, AL 07/12/2007
State of Alabama

Deed Tax: \$143.50

After Recording Send Tax Notice To:

Melanie R. Peeler
1242 Highway 35
Pelham, Alabama 35124

Assessor's Parcel Number: 144181000004001

QUITCLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

11 507853

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Melanie R. Peeler, as Trustee of the Melanie June Richardson Family Trust under Trust Agreement dated October 8, 2000**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Melanie R. Peeler, a single woman**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 1242 Highway 35, Pelham, Alabama 35124

Source of Title Ref.: Deed: Recorded February 13, 2001; Doc. No. 2001-05138

VALUE OF PROPERTY: \$200,800.00

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

is homestead property of the said Grantor

is **NOT** homestead property of the said Grantor



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IN WITNESS WHEREOF, **Melanie R. Peeler, Trustee**, have hereunto set my (our) hand(s) and seal(s), this 8 day of March, 2007.

Melanie R. Peeler
Melanie R. Peeler, Trustee

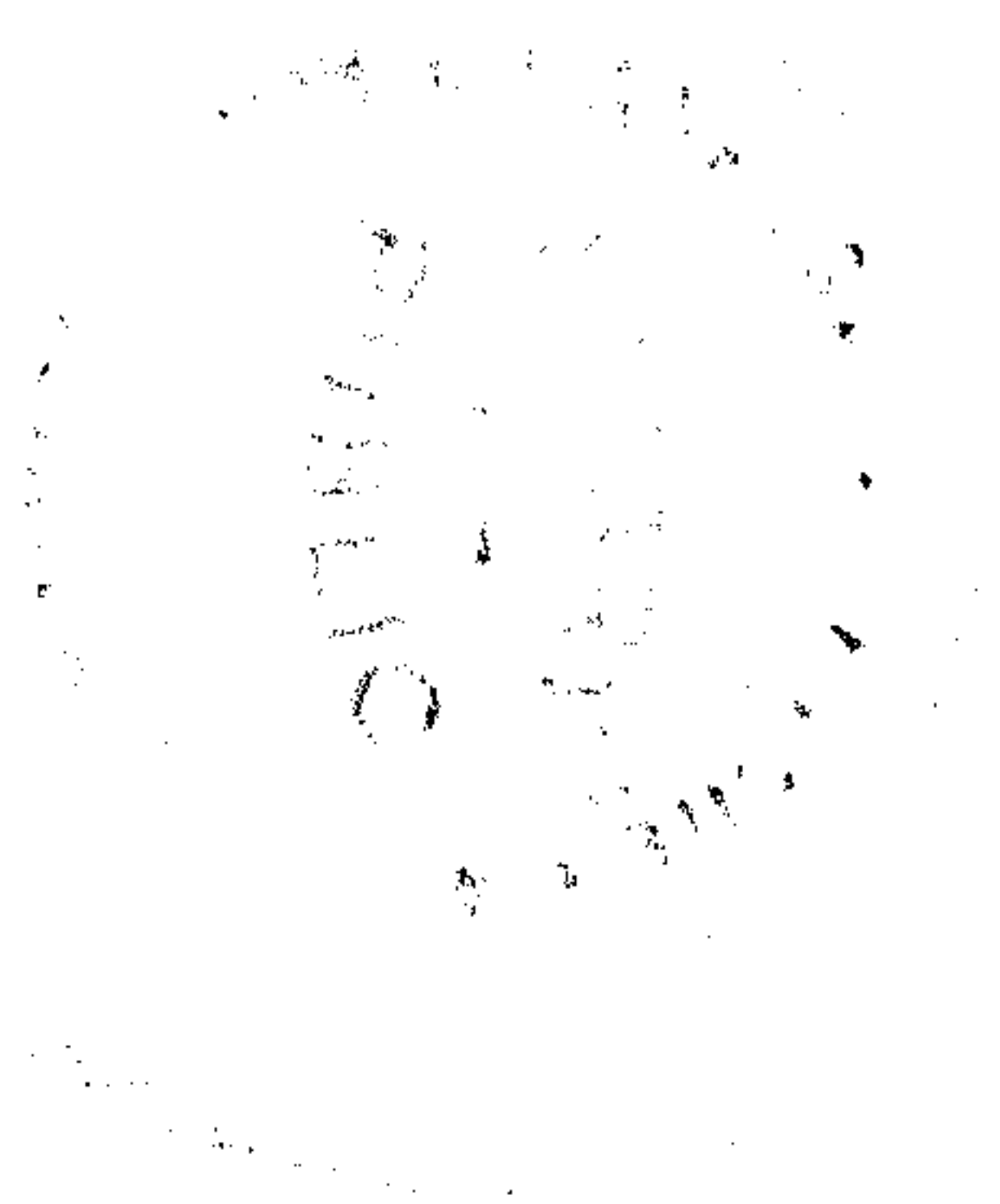
General Acknowledgement

STATE OF Alabama
SHELBY COUNTY

I, VANESSA J. FISHER a Notary Public in and for said County, in said State, hereby certify that **Melanie R. Peeler, Trustee**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 8 day of MARCH, 2007.



Vanessa J. Fisher
NOTARY PUBLIC
My Commission Expires: 9-9-2008

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 9, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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EXHIBIT A

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA:

PARCEL "A": A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHOWN AS LOTS 1 AND 2 ON A MAP ENTITLED LAKE O'SPRINGS, DATED 23RD DECEMBER, 1959 SIGNED BY EDWARD A. ROBERTS, SR., REG. NO. 1623, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 429.9 FEET; THENCE 90 DEGREES RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 204.62 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1; THENCE 140 DEGREES 41 MINUTES TO THE LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING; THENCE 180 DEGREES IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 140 FEET; THENCE 62 DEGREES 29 MINUTES TO THE LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 187 FEET; THENCE 88 DEGREES TO THE LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 152 FEET TO THE BANK OF THE LAKE; THENCE IN A SOUTHWESTERLY DIRECTION MEANDERING ALONG THE BANK, AT THE WATER LINE A DISTANCE OF 310 FEET, MORE OR LESS, TO POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS.

PARCEL "B": THE SOUTHWEST 1/4 OF NORTHEAST 1/4; THE EAST 70 FEET OF THE NORTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4; AND THE EAST 180 FEET OF THE SOUTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 AND THE EAST 250 FEET OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 AND THE SOUTH 20 FEET OF THE WEST 1070 FEET OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 18, ALL IN TOWNSHIP 20 SOUTH, RANGE 2 WEST. ALSO A PART OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION

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EXHIBIT A
 (continued)

18 AND RUN WEST ALONG THE SOUTH BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 250 FEET TO A POINT; THENCE RUN NORTH AND PARALLEL TO EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 20 FEET TO POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE RUN WEST AND PARALLEL TO SOUTH BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 901 FEET, MORE OR LESS, TO POINT ON THE EAST RIGHT OF WAY LINE OF ROAD; THENCE RUN NORTHERLY ALONG EAST RIGHT OF WAY LINE OF ROAD; THENCE RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD 15 FEET; THENCE RUN SOUTH 89 DEGREES 20 MINUTES EAST FOR 600 FEET, MORE OR LESS TO A POINT IN CENTER LINE OF A DITCH; THENCE RUN NORTH 19 DEGREES 26 MINUTES EAST FOR 694 FEET, MORE OR LESS, TO A POINT IN CENTER LINE OF DITCH; THENCE RUN EAST AND PARALLEL TO SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 150 FEET TO A POINT (ALSO BEING NORTHWEST CORNER OF EAST 250 FEET OF SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4); THENCE RUN SOUTH AND PARALLEL TO EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 662.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Permanent Parcel Number: 144181000004001
 MELANIE R. PEELER, AS TRUSTEE OF THE MELANIE JUNE RICHARDSON FAMILY TRUST UNDER TRUST AGREEMENT DATED OCTOBER 8, 2000

1242 HIGHWAY 35, PELHAM AL 35124
 Loan Reference Number : 4645993/158196857
 First American Order No: 11507853
 Identifier: f/FIRST AMERICAN LENDERS ADVANTAGE

 PEELER
 11507853 AL
 FIRST AMERICAN LENDERS ADVANTAGE
 QUIT CLAIM DEED



When recorded mail to:
**FIRST AMERICAN TITLE INSURANCE
 LENDERS ADVANTAGE
 1100 SUPERIOR AVENUE, SUITE 200
 CLEVELAND, OHIO 44114
 ATTN: FT1120**