

THIS DOCUMENT PREPARED BY:
Shannon E. Price, Esquire
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To:
Andrew R. Edwards
Center Street
Columbiana, Alabama 35051

Shelby County, AL 12/21/2007
State of Alabama

Deed Tax: \$44.00

Value

00.00

20071221000574530 1/1 \$55.00
Shelby Cnty Judge of Probate, AL
12/21/2007 12:38:54PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ---TEN AND NO/100'S DOLLARS (\$10.00)--- to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, **Michelle Diane Vercher**, an unmarried woman, FKA Michelle D. Edwards, (herein referred to as GRANTOR, whether one or more) do release, remise and quitclaim unto, **Andrew R. Edwards** (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN BLOCK 4, IN THE SURVEY OF J.W. JOHNSTON SUBDIVISION OF COLUMBIANA, ALABAMA, AS RECORDED IN MAP BOOK 3, PAGE 943, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 4, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY OF JOHNSTON STREET AND THE SOUTH RIGHT OF WAY OF CENTER STREET; THENCE SOUTHERLY ALONG EAST RIGHT OF WAY OF JOHNSTON STREET A DISTANCE OF 133.48 FEET TO A FENCE CORNER; THENCE 86°40'9" LEFT A DISTANCE OF 83.99 FEET ALONG SAID FENCE; THENCE 88°11'29" LEFT A DISTANCE OF 141.46 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF CENTER STREET; THENCE 96°29'52" LEFT A DISTANCE OF 99.55 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Andrew R. Edwards and Michelle D. Edwards, husband and wife, by deed dated 8/12/2005, filed 8/22/2005 in Instrument 20050822000431100

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

RECORDING OF THIS DEED AMENDS THAT CERTAIN DIVORCE DECREE DR2007 562 BY AND BETWEEN ANDREW ROGER EDWARDS AND MICHELLE DIANE EDWARDS, IN WHICH SUBJECT PROPERTY WAS TO BE SOLD AND EQUITY PROCEEDS DIVIDED EQUALLY. PARTIES HAVE SINCE AGREED TO A REFINANCE OF SUBJECT PROPERTY, REMOVING MICHELLE D. EDWARDS FROM ANY FINANCIAL RESPONSIBILITY AND FROM ANY RIGHT TO TITLE.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on November 6, 2007.

Michelle Diane Vercher
Michelle Diane Vercher
FKA Michelle D. Edwards
AKA Michelle Diane Edwards

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Michelle Diane Vercher, FKA Michelle D. Edwards and AKA Michelle Diane Edwards, an unmarried woman, 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 said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on November 6, 2007



MELISSA JO KREBS
Notary Public, State-at-Large
EXPIRES: February 2, 2010
Bonded Thru AMIC

Melissa Jo Krebs
Notary Public
My commission expires: