

For recording purposes  
the value is \$10,000.  
JG

SEND TAX NOTICES TO:

Lynn T. Baxter  
1506 Cahaba River Estates  
Birmingham, AL. 35244

20080226000077190 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/26/2008 12:34:39PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

}  
}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Hundred and no/100 (\$500.00) in hand paid to the **Grantor, John C. Baxter**, an unmarried man, the receipt whereof is hereby acknowledged, the **Grantor, John C. Baxter**, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS TO **Lynn T. Baxter, Grantee**, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The property as described in Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2008 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 11 day of Feb, 2008.

  
John C. Baxter, Grantor

STATE OF Alabama  
Mobile COUNTY

}  
}

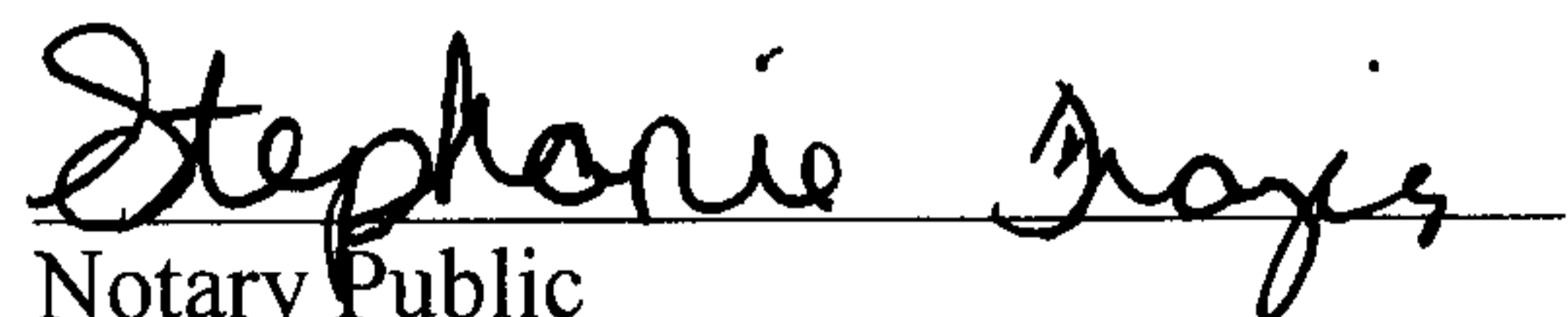
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Baxter, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of Feb, 2008.

Shelby County, AL 02/26/2008  
State of Alabama


Deed Tax: \$10.00

  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES AUGUST 14, 2010

## EXHIBIT "A"

  
20080226000077190 2/2 \$24.00  
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A portion off the Northern side of Lot 20 according to map and survey of Cahaba River Estates, as recorded in Map Book 3, Page 11 in Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West and run North along East boundary line of said Lot 20, for a distance of 175 feet for point of beginning; thence turn an angle to the left of 89 degrees 20 minutes 45 seconds and run West along a line which is 175 feet North of and parallel with the South boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 250 feet to the West boundary of said Lot 20; thence to the right and run North along West boundary line of said Lot 20 for a distance of 305.0 feet to the NW corner of said lot; thence to the right and run Easterly along the Southern line of a road shown on said recorded map for 100 feet; thence to the left and continue along said road line for 165 feet to the NE corner of Lot 20; thence to the right and run South along the East boundary line of said lot for a distance of 345 feet to point of beginning, subject to an easement for road purposes across the East 10 feet of above described property, which easement is described in Deed Book 145, Page 364. Minerals and mining rights excepted.