

To Settle Title Dispute

20080306000092000 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/06/2008 12:39:52PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
4320 Eagle Point Parkway
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JANICE FALKNER AND JON JUZAN FALKNER, AS EXECUTOR OF THE ESTATE OF JEFFERSON DOWELL FALKNER, JR.,** for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by **M & F BANK**, (hereinafter "GRANTEE") the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quit claim unto the said GRANTEE, all its right, title and interest and specifically including the statutory right of redemption in and to the following property lying and being in the County of Shelby, State of Alabama, and particularly described as follows, to-wit:

PARCEL I

A parcel of land situated in the NW ¼ of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of above said Section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet to the Point of Beginning; thence North 89 degrees 01 minutes 22 seconds East, a distance of 158.52 feet; thence North 89 degrees 03 minutes 21 seconds East, a distance of 176.15 feet; thence South 03 degrees 07 minutes 17 seconds East, a distance of 101.70 feet; thence South 87 degrees 30 minutes 12 seconds West, a distance of 327.33 feet; thence North 06 degrees 48 minutes 17 seconds West, a distance of 110.87 feet to the Point of Beginning.

Said Parcel containing 0.81 acres, more or less.

PARCEL II

A parcel of land situated in the NW ¼ of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of above said Section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet thence South 06 degrees 48 minutes 17 seconds East, a distance of 110.87 feet; thence North 87 degrees 30 minutes 12 seconds East, a distance of 290.55 feet to the Point of Beginning; thence continue along the last described course, a distance of 36.79 feet; thence South 03 degrees 07 minutes 17 seconds East, a distance of 92.96 feet; thence South 79 degrees 44 minutes 30 seconds West, a distance of 29.93 feet; thence North 07 degrees 17 minutes 59 seconds West, a distance of 97.34 feet to the Point of Beginning.

Said Parcel containing 0.07 acres, more or less.

PARCEL III

A parcel of land situated in the NW ¼ of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of above said Section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet thence South 06 degrees 48 minutes 17 seconds East, a distance of 110.87 feet; thence North 87 degrees 30 minutes 12 seconds East, a distance of 280.51 feet to the Point of Beginning; thence continue along the last described course, a distance of 10.04 feet; thence South 07 degrees 17 minutes 58 seconds East, a distance of 97.34 feet; thence North 79 degrees 44 minutes 30 seconds East, a distance of 29.93 feet; thence South 07 degrees 07 minutes 17 seconds East, a distance of 45.69 feet; thence South 87 degrees 52 minutes 49 seconds West, a distance of 16.62 feet; thence South 07 degrees 17 minutes 58 seconds East, a distance of 99.34 feet; thence South 81 degrees 04 minutes 08 seconds West, a distance of 20.01 feet; thence North 07 degrees 17 minutes 58 seconds West, a distance of 240.61 feet to the Point of Beginning.

Said Parcel containing 0.11 acres, more or less.

TO HAVE AND TO HOLD the above granted premises unto the said GRANTEE, their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on this the 21st day of February, 2008.


Janice Falkner

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Janice Falkner, whose name is signed to the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of March, 2008.

Burt
Notary Public
My commission expires: 1/9/12

Jon Juzan Falkner
Jon Juzan Falkner
Executor of the Estate of Jefferson Dowell
Falkner, Jr.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jon Juzan Falkner, as Executor of the Estate of Jefferson Dowell Falkner, whose name is signed to the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of March, 2008.

Burt
Notary Public
My commission expires: 1/9/12