



20080603000223600 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
06/03/2008 11:34:49AM FILED/CERT

This Document Prepared By:

Denise Bradley Wallace
190 Trails End Road
Chelsea, Alabama 35043

Shelby County, AL 06/03/2008
State of Alabama

Deed Tax: \$60.00

After Recording Send Tax Notice To:

Steven and Denise Wallace
190 Trails End Road
Chelsea, Alabama 35043

Assessor's Parcel Number: 15-5-21-0-000-009.021

*Fair Market Value -
~~\$119,130 / \$119,370~~
\$ 59,565.00
4771024

QUITCLAIM DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

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, **Denise Bradley Wallace, a married woman and joined by her spouse Steven Wallace**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Steven Wallace and Denise Bradley Wallace, husband and wife, as joint tenants with right of survivorship**, (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: 190 Trails End Road, Chelsea, Alabama 35043

Source of Title Ref.: Deed; Recorded 10/3/02; BK _____, PG _____,
Doc. No. 2002-482250

*Parties address: 190 Trails End Road, Chelsea, Alabama 35043

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

WALLACE
12533794

AL

FIRST AMERICAN LENDERS ADVANTAGE
QUIT CLAIM DEED



When recorded mail to:
First American Title Insurance Co.,
Lenders Advantage
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
ATTN: NATIONAL RECORDINGS

IN WITNESS WHEREOF, **Denise Bradley Wallace** and **Steven Wallace** have hereunto set my
(our) hand(s) and seal(s), this 13 day of June, 2007.

Denise Bradley Wallace
Denise Bradley Wallace

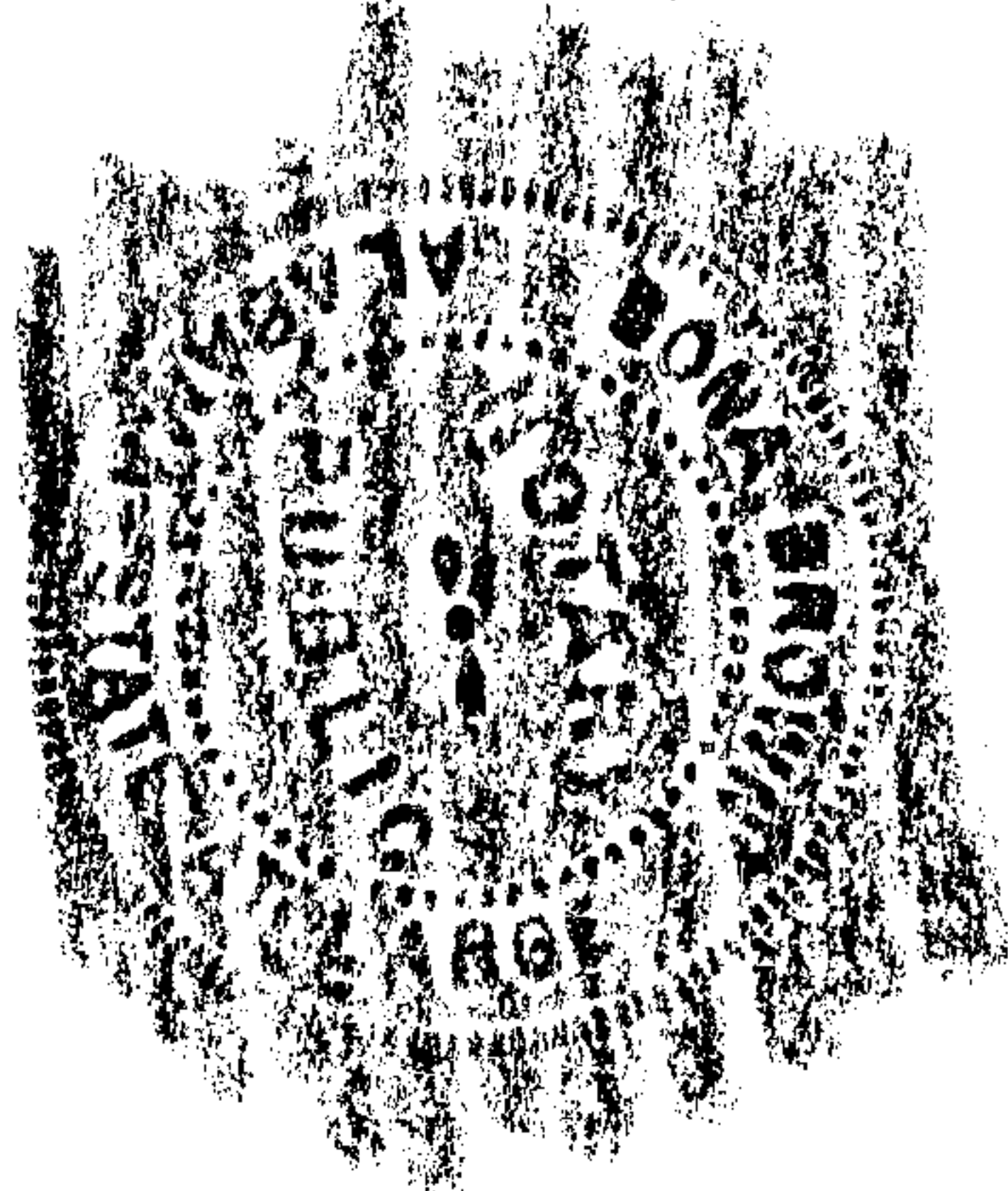
Steven Wallace
Steven Wallace

General Acknowledgement

STATE OF AL
Shelby COUNTY

I, Dona Brown a Notary Public in and for said
County, in said State, hereby certify that **Denise Bradley Wallace and Steven Wallace**, 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
13 day of June, 2007

Dona Brown

NOTARY PUBLIC

My Commission Expires: 06/06/10

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA: A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 20, OF RANGE 1 WEST, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGIN 73 YARDS WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP 20 OF RANGE 1 WEST, AT A POINT ON THE WEST BOUNDARY LINE OF THE SAGINAW OLD RAILROAD RIGHT OF WAY WHERE THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4, SECTION 21, TOWNSHIP 20 OF RANGE 1 WEST CROSSES SAID RIGHT OF WAY, THENCE WEST ALONG SAID NORTH BOUNDARY LINE 140 YARDS, THENCE SOUTH 70 YARDS, THENCE EAST 140 YARDS, THENCE NORTH 70 YARDS, TO POINT OF BEGINNING, CONTAINING 2 ACRES, AND LYING AND BEING IN SHELBY COUNTY, ALABAMA. AND ALSO A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 1 INCH FLAT IRON FOUND IN A ROCK PILE, PERPORTED TO BE THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND RUN SOUTH 89 DEGREES 02 MINUTES 14 SECONDS WEST, 224.70 FEET TO A TALL 1 INCH PIPE FOUND; THENCE WEST 87.02 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF A DIRT COUNTY ROAD CALLED TRAILS END ROAD (40 FOOT RIGHT OF WAY) TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE WEST, 330.89 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 01 DEGREE 46 MINUTES 03 SECONDS WEST 288.04 FEET TO A 1/2 INCH REBAR SET ON SAID RIGHT OF WAY; THENCE ALONG CURVED RIGHT OF WAY WITH CHORD OF LINE BEING 49 DEGREES 43 MINUTES 28 SECONDS EAST, 445.35 FEET TO THE POINT OF BEGINNING. ALSO A 20 FOOT WIDE EASEMENT FOR WATERLINE AS FOLLOWS: COMMENCE AT A 1 INCH FLAT IRON FOUND IN ROCK FILE, PERPORTED TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND RUN NORTH 532.17 FEET TO A 5/8 INCH REBAR FOUND ON THE SOUTHWEST RIGHT OF WAY ON A PAVED COUNTY ROAD NO. 69 (80 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY 52 DEGREES 41 MINUTES 21 SECONDS WEST, 42.28 FEET TO THE CENTERLINE OF SAID 20 FEET WIDE EASEMENT, THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY AND RUN ALONG SAID CENTER OF EASEMENT SOUTH 18 DEGREES 04 MINUTES 29 SECONDS WEST, 296.50 FEET AND SOUTH 29 DEGREES 23 MINUTES 52 SECONDS WEST, 300.89 FEET TO THE NORTHEAST RIGHT OF WAY OF A DIRT COUNTY ROAD CALLED TRAILS END ROAD (40 FOOT RIGHT OF WAY) AND END OF EASEMENT.