

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Adam Bryan Dunaway
125 Gardner Street
Montevallo, AL 35115

STATE OF ALABAMA)

QUITCLAIM DEED

SHELBY COUNTY)

20080611000237300 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/11/2008 08:11:18AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred & 00/100 Dollars (\$500.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Estate Peggy Jane Fulmer, deceased, Probate Case No. 41-253, in the Probate Office of Shelby County, Alabama**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Adam Bryan Dunaway, a married person**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

See attached Exhibit "A".

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 4th day of June, 2008.

GRANTOR

Sheila Dunaway (L.S.)
Estate of Peggy Jane Fulmer, deceased,
Probate Case No. 41-253, in the Probate
Office of Shelby County, Alabama

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Elizabeth Smith, a Notary Public for the State at Large, hereby certify that the above posted name, Sheila Dunaway, as Personal Representative of the Estate of Peggy Jane Fulmer, deceased, which is signed to the foregoing Quitclaim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 12-11-11

EXHIBIT "A"

20080611000237300 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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PARCEL NO. 2:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 212.00 feet to the point of beginning; thence continue East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 160.00 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 223.25 feet to the North line of Shelby County Highway Number 26; thence turn an angle of 75 degrees 44 minutes 15 seconds to the right and run along said highway R/W a distance of 165.08 feet; thence turn an angle of 104 degrees 15 minutes 06 seconds to the right and run a distance of 263.89 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 13, Township 21 South, Range 2 West, Shelby County and containing 0.89 acres.

PARCEL NO. 3:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West, and run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 372.00 feet to the point of beginning; thence continue East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 238.00 feet; thence turn an angle of 91 degrees 39 minutes 00 seconds to the right and run a distance of 177.92 feet to a point on the right of way curve of Shelby County Highway Number 26; thence turn an angle of 81 degrees 19 minutes 32 seconds to the right and run along said highway curve (whose Delta Angle is 7 degrees 13 minutes 39 seconds to the left, Radius is 1677.47 feet, Tangent is 105.94 feet, length of Arc is 211.60 feet) to the tangent of said curve; thence continue along said Highway R/W a distance of 25.83 feet; thence turn an angle of 104 degrees 15 minutes 06 seconds to the right and run a distance of 223.25 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West, Shelby County, and containing 1.06 acres.

Shelby County, AL 06/11/2008
State of Alabama

Deed Tax: \$5.00

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 212.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 53.49 feet to a point; thence turn 72 degrees 21 minutes 37 seconds right and run south-southeasterly a distance of 246.58 feet to a point on the south margin of Shelby County Highway No. 26; Thence turn 93 degrees 52 minutes 16 seconds right and run westerly along said margin of said highway a distance of 132.00 feet to a point; thence turn 103 degrees 46 minutes 07 seconds right and run northerly a distance of 266.40 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr. Alabama PLS No. 9049, dated July 26, 1995.