

This instrument was prepared by:
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Birmingham, AL 35243
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Send tax notice to:
John C. Fay, Jr., Trustee
624 Bear Creek Road
Sterrett, AL 35147

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE.

QUITCLAIM DEED

STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **BENITA Y. FAY**, an unmarried woman (the "Grantor"), hereby remises, releases, quit claims and conveys to **JOHN C. FAY, JR., AS TRUSTEE OF THE JOHN CHARLES FAY, JR. REVOCABLE LIVING TRUST** dated the 15th day of September, 2005 ("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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF FOR A DESCRIPTION OF THE
PROPERTY BEING CONVEYED.**

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2008 and subsequent years not yet due and payable;
- (2) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any.
- (3) Mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor has hereto set her signature and seal this 20 day of August, 2008.

GRANTOR:

Benita Y. Fay
Benita Y. Fay

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benita Y. Fay, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of August, 2008.

Rebecca Haffner
Notary Public

[SEAL]

My commission expires: 10/27/08

Shelby County, AL 09/18/2008
State of Alabama

Deed Tax: \$228.00



20080918000371510 2/4 \$248.00
Shelby Cnty Judge of Probate, AL
09/18/2008 03:06:06PM FILED/CERT

EXHIBIT "A"
TO QUITCLAIM DEED FROM BENITA Y. FAY TO
JOHN C. FAY, JR., AS TRUSTEE OF THE
JOHN CHARLES FAY, JR. REVOCABLE LIVING TRUST

The following parcels of real estate located in Shelby County, Alabama transferred to John C. Fay, Jr. pursuant to those deeds dated November 9, 1989 from John C. Fay, Jr. and Mary L. Fay, recorded in Book 266 at Pages 438-439 and 444-445 in the Office of the Judge of Probate, Shelby County, Alabama:

PARCEL 1


Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 452.76 feet to the POINT OF BEGINNING of the herein described parcel; thence continue in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 56.05 feet to a point on the Southeasterly right-of-way of Shelby County Highway #43; thence turn an interior angle of $75^{\circ}41'10''$ and run to the right along the Southeasterly right-of-way of Shelby County Highway #43 a distance of 327.03 feet to the point of beginning of a curve; thence deflect $6^{\circ}13'50''$ to the right to the tangent of said curve and run along the Southeasterly right-of-way of Shelby County Highway #41 and along the arc of said curve to the right having a central angle of $23^{\circ}14'00''$ and a radius of 1068.93 feet a distance of 433.45 feet to the point of tangent of said curve; thence turn an interior angle of $270^{\circ}00'00''$ from the tangent of last described curve and run to the left along the Northeasterly right-of-way of Shelby County Highway #43 a distance of 30.23 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right along the Southeasterly right-of-way of said county highway a distance of 186.72 feet to a point; thence turn an interior angle of $45^{\circ}14'11''$ and leaving said right-of-way run to the right in a Southerly direction a distance of 490.42 feet to a point; thence turn an interior angle of $100^{\circ}08'33''$ and run to the right in a Southwesterly direction a distance of 306.87 feet to a point; thence turn an interior angle of $244^{\circ}00'00''$ and run to the left in a Southwesterly direction a distance of 294.31 feet to the point of beginning of the herein described parcel; containing 2.75 acres, more or less.** (See note on next page).

PARCEL 2

Begin at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 703.39 feet to a point; thence turn an interior angle of $87^{\circ}42'20''$ and run to the right in a Northerly direction a distance of 318.58 feet to a point; thence turn an interior angle of $153^{\circ}07'15''$ and run to the right in a Northeasterly direction a distance of 299.19 feet to a point; thence turn an interior angle of $119^{\circ}10'25''$ and run to the right in an Easterly direction a distance of 548.72 feet to a point on the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence turn an interior angle of $89^{\circ}36'40''$ and run to the right in a Southerly direction and along the

East line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 579.57 feet to the point of beginning; containing 8.82 acres, more or less.

**** NOTE:** The conveyance of Parcel 1 herein is subject to a contingent remainder to the children of John C. Fay, Jr.'s previous marriage to Mary L. Fay, whereupon John C. Fay, Jr.'s death, title to Parcel 1 reverts to the children of this marriage, i.e., Mary Margaret Fay, Katherine Elizabeth Fay and Susannah Lyon Fay, pursuant to Section 8(d) on pages 7-8 of the Settlement Agreement entered into by John C. Fay, Jr. and Mary L. Fay in the divorce of said marriage attached to the Final Judgment of Divorce dated August 29, 1989 filed in the Circuit Court of Jefferson County, Alabama, Domestic Relations Division, Civil Action No. DR 89 3110.


20080918000371510 4/4 \$248.00
Shelby Cnty Judge of Probate, AL
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