

**QUITCLAIM DEED IN LIEU OF FORECLOSURE**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to us by **First United Security Bank**, the receipt in full and sufficiency whereof is acknowledged, we the undersigned, **William G. Moore and Linda G. Moore**, husband and wife who certify that the property conveyed hereby constitutes no part of their homestead, do hereby release, quitclaim, and convey unto the said **First United Security Bank**, all of our right, title, claim, and interest in and to the following described real property, situated, lying and being in Shelby County, Alabama, viz:

Said property being situated in the SW1/4 of SW1/4 of Section 19, Township 19, Range 1 East, more particular described as follows:

Start at the point of beginning at the SE corner of the SW 1/4 of SW 1/4 and run thence North along the East line of said SW 1/4 of SW 1/4 a distance of 840 feet to a point; turn thence left and run in a Westerly direction parallel to the South boundary of said SW 1/4 of SW 1/4 a distance of 525 feet to a point; turn thence left and run in a Southerly direction parallel to the East boundary line of said SW 1/4 of SW 1/4 a distance of 840 feet to the South boundary line of said SW 1/4 of SW 1/4; turn thence left and run along the South boundary line of the SW 1/4 of SW 1/4 a distance of 525 feet to the point of beginning. Said property containing 10.12 acres, more or less.

AND ALSO,

An Easement for ingress and egress across the grantors' property along the existing road or driveway from the county road to the above described property.

Said conveyance is made subject to the existing mortgage from William G. Moore and Linda Moore to First United Security Bank, dated February 26, 2001, in the amount of \$119,642.40, as recorded at Instrument number 2001-08992 and re-recorded at Instrument number 2001-20435.

**TO HAVE AND TO HOLD** the same unto the said **First United Security Bank**, its successors and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this 15<sup>th</sup> day  
of January, 2009.

William G. Moore (SEAL)  
William G. Moore

Linda G. Moore (SEAL)  
Linda G. Moore

Grantee's Address

2000 Hwy 440  
Chelsea, Alabama 35043

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby  
certify that **William G. Moore and wife, Linda G. Moore** whose names are signed to the foregoing  
conveyance and who are known to me, acknowledged before me on this day, that, being informed  
of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15<sup>th</sup> day of January,  
2009.

Ann M. Smith  
Notary Public

This Instrument was Prepared By:

Robert P. Reynolds  
REYNOLDS, REYNOLDS & DUNCAN, LLC  
Post Office Box 2863  
Tuscaloosa, Alabama 35403-2863  
Telephone: 205-391-0073  
Email: [rreynolds@rrdlaw.com](mailto:rreynolds@rrdlaw.com)  
who makes no representation as to  
status of title or to matters which  
would be disclosed by a current survey.

Quit Claim Deed.a..4.0133.wpd