

RECORDING REQUESTED BY
Old Republic Title Company

AND WHEN RECORDED MAIL TO
Old Republic Title Company- Attn: Post Closing
530 South Main Street, Ste 1031
Akron, OH 44311
866-235-4326
21055733-R



20090611000223540 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
06/11/2009 01:14:17 PM FILED/CERT

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Tax ID: 335150000013003

QUITCLAIM DEED

PJG

This page is added to allow adequate space for recording information
Please Do Not Remove

RECORDER'S MEMORANDUM
At the time of recordation, this
instrument was found to be
inadequate for the best photo-
graphic reproduction.

~~After Recording Return to:~~

PREPARED BY:
ANGELINA M. WHITTINGTON

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311


20090611000223540 2/5 \$26.00
Shelby Cnty Judge of Probate, AL
06/11/2009 01:14:17 PM FILED/CERT

-----Above This Line Reserved For Official Use Only-----

21055733R

Source of Title

~~Deed Book~~ 20070702000310240

Page _____

Tax ID: 335150000013003

Mail Tax Statements to:

James Frederick Jackson

Karen Denise Jackson

8645 Highway 47

Shelby, AL 35143

QUITCLAIM DEED

(the purpose of this deed is to update legal names on title)

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS, WE, JAMES FREDERICK JACKSON
also known as James F. Jackson and KAREN DENISE JACKSON also known as Karen D.
Jackson, a married couple, residing at 8645 Highway 47, Shelby, Alabama 35143, (hereinafter
called **GRANTORS**) that for and in consideration of the sum of _____

_____ and _____/100 DOLLARS (\$ 0) in hand paid to the
undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases,
quitclaims, grants, and conveys to JAMES FREDERICK JACKSON and KAREN DENISE
JACKSON, husband and wife as joint tenants with the right of survivorship, residing at 8645
Highway 47, Shelby, Alabama 35143 (hereinafter called **GRANTEES**) all our right, title,

interest, and claim in or to the following described real estate, situated in Shelby County,

Alabama, to-wit:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 15 EAST; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION 722.24 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG SAID EAST BOUNDARY 220.00 FEET; THENCE 89 DEGREES 07 MINUTES RIGHT IN A WESTERLY DIRECTION 408.80 FEET TO INTERSECTION WITH THE CENTERLINE OF A PUBLIC ROAD, SAID INTERSECTION BEING IN THE ARC OF A CURVE, TURNING TO THE LEFT, BEING SUBTENDED BY A CENTRAL ANGLE OF 5 DEGREES 20 MINUTES HAVING A RADIUS OF 447.84 FEET AND A CHORD OF 41.67 FEET, SAID CHORD FORMING AN ANGLE OF 87 DEGREES 44 MINUTES TO THE RIGHT FROM LAST MENTIONED COURSE; THENCE NORTHWESTERLY ALONG SAID ARC, WHICH IS ALSO ALONG SAID CENTERLINE 41.69 FEET; THENCE NORTHWESTERLY ALONG A TANGENT TO SAID ARC, WHICH IS ALSO ALONG SAID CENTERLINE 62.06 FEET TO THE POINT OF BEGINNING OF THE ARC OF A CURVE, TURNING TO THE RIGHT, BEING SUBTENDED BY A CENTRAL ANGLE OF 43 DEGREES 07 MINUTES HAVING A RADIUS OF 184.08 FEET AND A CHORD OF 135.28 FEET; THENCE NORTHWESTERLY, THENCE NORTHERLY AND THENCE NORTHEASTERLY ALONG SAID ARC, WHICH IS ALSO ALONG SAID CENTERLINE, 138.52 FEET; THENCE NORTHWESTERLY ALONG A TANGENT TO LAST MENTIONED ARC, WHICH IS ALSO ALONG SAID CENTERLINE, 6.99 FEET; THENCE 54 DEGREES 44 MINUTES RIGHT IN AN EASTERLY DIRECTION 376.49 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED TO JAMES F. JACKSON. AND KAREN D. JACKSON BY DEED DATED JUNE 27, 2007 AND RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 20070702000310240 IN SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 8645 Highway 47, Shelby, Alabama 35143
The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand this 20th day of April, 2009.

GRANTOR:

[Signature]
JAMES FREDERICK JACKSON
also known as James F. Jackson

AKA

[Signature]

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES FREDERICK JACKSON also known as James F. Jackson, Grantor, 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 the conveyance he executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 20th day of April, 2009.

Notary Public, State of Alabama
 James Stephens Jr.
Alabama State At Large
My Commission Expires January 25, 2010

[Signature]
NOTARY PUBLIC JAMES STEPHENS JR.
My Commission Expires: 25 JAN 2010

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.

JFJ



20090611000223540 5/5 \$26.00
Shelby Cnty Judge of Probate, AL
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Given under my hand this 20th day of APRIL, 2009.

GRANTOR:

Karen Denise Jackson aka Karen D. Jackson
KAREN DENISE JACKSON
also known as Karen D. Jackson

STATE OF ALABAMA }

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAREN DENISE JACKSON also known as Karen D. Jackson, Grantor, 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 the conveyance she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 20th day of APRIL, 2009.

Notary Public, State of Alabama
 **James Stephens Jr.**
Alabama State At Large
Commission Expires January 25, 2010

[Signature]
NOTARY PUBLIC JAMES STEPHENS JR.
My Commission Expires: 25 Jan 2010

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

Prepared under the supervision of:
Angelina M. Whittington, Esq.
FL, AL, & MO Barred
Thorn, Whittington, LLP
By: Laws Specialty Group, Inc.
235 W. Brandon Blvd, #191, Brandon, FL 33511

866-755-6300