


25,000.00
VH

Prepared by:
Valerie H. Haywood
5364 Rock School Road
Harpersville, Alabama 35078

Send tax notice to:
Valerie H. Haywood
5364 Rock School Road
Harpersville, AL 35078

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20090617000233310 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
06/17/2009 03:55:34 PM FILED/CERT

Shelby County, AL 06/17/2009

KNOW ALL PERSONS BY THESE PRESENTS:

State of Alabama
Deed Tax : \$25.00

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, VALERIE HALLMARK HAYWOOD and WILLIAM L. HAYWOOD, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto VALERIE HALLMARK HAYWOOD (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

That part of the SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ and the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, of Section 31, Township 19 South, Range 2 East, lying South and East of a County Gravel Road and North and West of the right of way line of the ACL Railroad.

Also, that part of the E ½ of the NE ¼ of Section 31, Township 19 South, Range 2 East, described as follows:

Begin at the NW corner of the SE ¼ of the NE ¼ of Section 31, Township 19 South, Range 2 East; thence run South along the West line of said ¼ - ¼ Section, a distance of 710.01 feet, more or less, to the NW right of way line of the ACL Railroad; thence turn an angle of 122 degrees 33 minutes to the left and run along said right of way line, a distance of 854.85 feet; thence turn an angle of 107 degrees 17 minutes to the left and run a distance of 942.94 feet to the West line of the NE ¼ of the NE ¼; thence turn an angle of 130 degrees 10 minutes to the left and run South along the West line of said ¼ - ¼ Section, a distance of 358.14 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO: CSX Transportation, Inc., by deed recorded in Instrument #20070622000294990, in Probate Office.

From the NE corner of Section 31, Township 19 South, Range 2 East, run thence West along the North boundary of said Section 31, a distance of 1331.93 feet to the NE corner of the NW ¼ of NE ¼ of said Section 31; thence turn 90 degrees 10 minutes 49 seconds left and run 662.88 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 662.89 feet to the SE corner of the NW ¼ of NE ¼ of said Section 31; thence turn 90 degrees 15 minutes 01 seconds right and run 1328.90 feet to the SE corner of the NE ¼ of NW ¼ of said Section 31; thence continue along said course a distance of 235.14 feet to a point on the Easterly boundary of Shelby County Highway #450 (60-foot right of way); thence turn 109 degrees 57 minutes 43 seconds right and run 190.95 feet along said highway boundary and the following courses: 01 degrees 09 minutes 37 seconds left for 207.41 feet; 03 degrees 11 minutes 35 seconds right for 112.78 feet; 06 degrees 53 minutes 38 seconds right of 82.75 feet; 05 degrees 15 minutes 49 seconds right for 145.98 feet; 05 degrees 32 minutes 31 seconds left for 93.81 feet; thence turn 06 degrees 37 minutes 36 seconds left and run 57.09 feet along said highway boundary; thence turn 85 degrees 11 minutes 13 seconds right and run 10.00 feet along an accepted property line; thence turn 94 degrees 49 minutes 41 seconds right and run 58.93 feet; thence turn 84 degrees 14 minutes 38 seconds left and run 69.27 feet; thence turn 18 degrees 57 minutes 35 seconds left and run 72.19 feet; thence turn 06 degrees 23 minutes 51 seconds left and run 1079.47 feet to the point of beginning of herein described parcel of land.

Less and except:

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama; thence S00°00'00"E, a distance of 659.39'; thence S08°19'56"W, a distance of 3283.88' to the POINT OF BEGINNING; thence S25°15'44"W, a distance of 162.22'; thence N63°06'28"W, a distance of 411.50' to a point on the Southeasterly R.O.W. line of Rock School Road, said point also being the beginning of a curve to the left, having a radius of 2500.00, a central angle of 01°06'41", and subtended by a chord which bears N28°15'22"E, and a chord distance of 48.49'; thence along the arc of said curve and said R.O.W. line, a distance of 48.49'; thence N28°15'22"E and along said R.O.W. line, a distance of 93.80'; thence S65°55'58"E and leaving said R.O.W. line, a distance of 403.99' to the POINT OF BEGINNING.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrators covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Dated this the 16 day of June, 2009

Valerie Hallmark Haywood
VALERIE HALLMARK HAYWOOD

William L. Haywood
WILLIAM L. HAYWOOD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, ASHLEY M. NIX, a Notary Public in and for said County, in said State, hereby certify that VALERIE HALLMARK HAYWOOD and WILLIAM L. HAYWOOD, 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 the 16 day of June, 2009.

Ashley M. Nix
NOTARY PUBLIC: ASHLEY M. NIX
My commission expires: 9/16/09

