


SEND TAX NOTICE TO:  
Christopher R. Holler  
10 Bent Rail Lane  
Pelham, Alabama 35124

This instrument was prepared by:  
Julie A. Palmer, Attorney at Law  
2363 Lakeside Drive, #101  
Birmingham, AL 35244

  
20090706000257090 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
07/06/2009 11:30:49 AM FILED/CERT

QUIT CLAIM DEED

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

That for and in consideration of Twelve Thousand Dollars and NO/100's (\$12,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I, JULIA BENTON HOLLER, an married woman , (herein referred to as grantor) grant, bargain, sell and convey unto CHRISTOPHER R. HOLLER, an married man (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for the complete legal description being conveyed by this instrument.

This conveyance was prepared from legal description provide by the grantor and grantees herein without benefit of title evidence or survey. In reference to case number 58-DR-2009-900207.00, Shelby County, Alabama.

And I do for myself and successors with the said GRANTEE, and his successors that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; then I will and my heirs, assigns, executors and administrators shall warrant and defend the same to the said GRANTEE, and its successors forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set MY hands and seals, this 25 day of June, 2009.  
Attest: Julia Benton Holler  
JULIA BENTON HOLLER

STATE OF ALABAMA            )  
COUNTY OF Shelby            )     GENERAL ACKNOWLEDGMENT

I, Judy W. Walter, a Notary Public in and for said County, in said State, hereby certify that JULIA BENTON HOLLER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, being informed of the contents of the conveyance he as such, with full authority, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of June, 2009.

Judy W. Walter  
Notary Public  
My Commission expires: \_\_\_\_\_

MY COMMISSION EXPIRES JUNE 21, 2010



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Exhibit A

PARCEL 2 # 10 Bent Rail Lane

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89deg-31 '-35 " E along the northerly boundary of said section a distance of 386.86 ' to the northwesterly right-of-way of CSX Transportation Railroad (100 ' R.O.W.); thence S 40deg-29 '-31 " W along said right-of-way a distance of 69.88 ' to the POINT OF BEGINNING; thence S 65deg-32 '-50 " W and leaving said right-of-way a distance of 651.47 '; thence S 22deg-14 '-19 " W a distance of 214.07 '; thence S 49deg-31 '-14 " E a distance of 208.84 ' to said northwesterly right-of-way of CSX Railroad; thence N 40deg-29 '-31 " E along said right-of-way a distance of 793.42 ' to the Point of Beginning. Said parcels contains 3.00 acres, more or less.

60 ' INGRESS/EGRESS EASEMENT:

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89 deg-31 '-35 " E along the northerly boundary of said section a distance of 386.86 ' to the northwesterly right-of-way of CSX Transportation Railroad (100 ' R.O.W.); thence S 40deg -29 '-31 " W along said right-of-way a distance of 1072.16 '; thence N 49deg-29 '-41 " W a distance of 208.69 ' to the POINT OF BEGINNING of the southwesterly boundary of a 60 ' easement for ingress and egress lying along 60 ' to the northeast of and parallel to said southwesterly boundary; thence continue along the last described course a distance of 291.27 ' to the southeasterly right-of-way of Bent Rail Lane (60 ' R.O.W.) and the end of said easement.

15 ' INGRESS/EGRESS EASEMENT:

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89deg-31 '-35 " E along the northerly boundary of said section a distance of 386.86 ' to the northwesterly right-of-way of CSX Transportation Railroad (100 ' R.O.W.); thence S 40deg-29 '-31 " W along said right-of-way a distance of 1072.16 '; thence N 49deg-29 '-41 " W a distance of 208.69 ' to the POINT OF BEGINNING of the southeasterly boundary of a 15 ' easement for ingress and egress lying along 15 ' to the northwest of and parallel to said southeasterly boundary; thence N 40deg-26 '-55 " E along said southeasterly boundary a distance of 208.76 ' to the end of said easement.

30 ' INGRESS/EGRESS EASEMENT<QUITCLAIM>

Commence at the NW Corner of Section 21, Township 20 South, Range 2 West; thence S 89deg-31 '-35 " E along the northerly boundary of said section a distance of 386.86 ' to the northwesterly right-of-way of CSX Transportation Railroad (100 ' R.O.W.); thence S 40deg-29 '-31 " W along said right-of-way a distance of 1072.16 '; thence N 49deg-29 '-41 " W a distance of 208.69 ' to the POINT OF BEGINNING of the northwesterly boundary of a 30 ' easement for ingress and egress lying along 30 ' to the southeast of and parallel to said northwesterly boundary; thence N 40deg-26 '-55 " W along said northwesterly boundary a distance of 208.76 ' to the end of said easement.

Shelby County, AL 07/06/2009

State of Alabama

Deed Tax : \$12.00