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LG

This instrument was prepared by:  
Christopher F. Heinss  
Balch & Bingham LLP  
Post Office Box 306  
Birmingham, Alabama 35201

  
20090807000304720 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/07/2009 01:45:55 PM FILED/CERT

Shelby County, AL 08/07/2009  
State of Alabama  
Deed Tax : \$10.00

## QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

### RECITALS

WHEREAS, Eugene and Tina Walters were husband and wife until Eugene Walters died on or about April 11, 2008, and are listed as parties to a Right of First Refusal as described in the instrument by that name recorded in the Probate Court of Shelby County, Alabama on December 27, 2002 as Instrument Number 20021227000648120 (hereafter "Right of First Refusal"), which is incorporated herein by reference.

WHEREAS, Tina Walters gives notice that she does not intend to exercise the Right of First Refusal.

WHEREAS, Tina Walters warrants that her husband, Eugene Walters, is deceased, and that he died on or about April 11, 2008.

WHEREAS, Eugene Walters' rights under the Right of First Refusal are not assignable or subject to transfer pursuant to Paragraph 4 of the Right of First Refusal.

WHEREAS, Tina Walters has obtained the advice and counsel of an attorney who represents her with respect to the execution of this instrument.

### AGREEMENT

Know all men by these presents, that for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tina Walters

("Grantor") hereby remises, releases, quitclaims, and conveys to Lee George ("Grantee") all of Grantor's right, title, interest, and/or claim, including but not limited to the Right of First Refusal, in and to that certain tract or parcel of land situated in Shelby County, Alabama, and located at 155 Cherokee Street, Montevallo, Alabama 35115, and being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes.

To have and to hold to Grantee, his successors and assigns forever.

Given under my hand, this 4 day of August, 2009.

Tina Walters  
Tina Walters

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, Anthony D. Snoble, a Notary Public in and for said County in said State, hereby certify that Tina Walters, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily.

Given under my hand and official seal this 4 day of August, 2009.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 11-2-11



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### EXHIBIT A

Lot 16, First Addition to Indian Highlands, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 6, subject to an easement for ingress/egress and public utilities being part of Lot 16 and being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 16 and being on the Northwest right-of-way line of Nasheba Street, run in a Southwesterly direction along said Northwest right-of-way line (being on a curve and having a radius of 370 feet) for a distance of 20.0 feet to an existing open top iron pin being a point of curve on said right-of-way line; thence turn an angle to the right and run in a Northerly direction for a distance of 39 feet, more or less, to a point on the Northeast line of said Lot 16 for a distance of 32 feet from the point of beginning; thence turn an angle to the right in a Southeasterly direction along the Northeast line of said Lot 16 for a distance of 32.0 feet, more or less, to the point of beginning.

TW