



20091021000396800 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/21/2009 02:02:14 PM FILED/CERT

This instrument was prepared by:

Joff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Thousand Eight Hundred Twenty-Five and 00/100 dollars (\$2825.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Chandalar South Townhouse Association, Inc. (hereinafter called "Grantor(s)"), hereby remise, release, quit claim, grant, sell and convey unto John L. Bearden Jr. and Joel E. Bearden III (hereinafter called "Grantee", all right, title, interest and claim in or to the following described real estate situated Shelby County, Alabama, to-wit:

Unit "C", Building 9, Phase II, of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, located in the Southwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Quarter-Quarter Section; thence in a Northerly direction along the East line of said Quarter-Quarter Section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction a distance of 194.64 feet; thence 90 degrees left, in a Southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C", and "D" of said Building 9; thence 85 degrees 51 minutes right, in a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "D" a distance of 24.15 feet to the point of beginning; thence continue a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "C" a distance of 18.8 feet to the centerline of wood fence common to Units "B" and "C"; thence 90 degrees right, in a Northwesterly direction along the centerline of said wood fence, a party wall and another wood fence both common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.94 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face of said storage building, a distance of 6.4 feet to the Northeast corner of said storage building; thence 90 degrees right, in a Southeasterly direction along Northeast outer face of said storage building, a distance of 4.3 feet to a point on the outer face of a wood fence extending across the back of Unit "C" thence 90 degrees left, in a Northeasterly direction along the outer face of said wood fence, a distance of 14.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right, in a Southeasterly direction along the centerline of said wood fence, a party wall and another wood fence, both common to Units "C" and "D" a distance of 67.64 feet to the point of beginning. Situated in Shelby County, Alabama.

Shelby County, AL 10/21/2009
State of Alabama
Deed Tax : \$3.00

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TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand(s) and seal(s), this 5th day of October 2009.

Chandalar South Townhouse Association, Inc.

By: Gillian Waybright

Its: TREASURER

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GILLIAN WAYBRIGHT, whose named as TREASURER, of Chandalar South Townhouse Association, Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand(s) and seal(s), this 5th day of October 2009.

[Signature]

NOTARY PUBLIC

My Commission expires: MAY 29, 2011
AFFIX SEAL