



20091023000399850 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
10/23/2009 12:55:30 PM FILED/CERT

Shelby County, AL 10/23/2009

State of Alabama

Deed Tax : \$65.00

This Document Prepared By:

Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Return To:

RESOURCE REAL ESTATE SERVICES, LLC

300 Red Brook Blvd.

Suite 300

Owings Mills, MD 21117

(410) 654-5550

File # R0923924

Assessor's Parcel Number: 21-8-34-0-000-012-003

Fair Market Value: 265,000.00

QUITCLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Roy M. Youngblood, also known as Roy Mark Youngblood, a married man and joined by his spouse Rebecca C. Youngblood**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Roy M. Youngblood and Rebecca C. Youngblood, husband and wife, as joint tenants with right of survivorship** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 180 Persimmon Lane, Columbiana, Alabama 35051

Source of Title Ref.: Deed: Recorded _____; BK 2001, PG 3058

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

* address: 180 Persimmon Ln., Columbiana, AL 35051

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IN WITNESS WHEREOF, **Roy M. Youngblood, a/k/a Roy Mark Youngblood** and **Rebecca C. Youngblood** have hereunto set my (our) hand(s) and seal(s), this 13th day of Oct, 2009.

Roy M. Youngblood a/k/a Roy Mark Youngblood

Roy M. Youngblood, a/k/a
Roy Mark Youngblood

Rebecca C. Youngblood

Rebecca C. Youngblood

General Acknowledgement

STATE OF Alabama
Shelby COUNTY

I, Rosa Lateef a Notary Public in and for said County, in said State, hereby certify that **Roy M. Youngblood, a/k/a Roy Mark Youngblood and Rebecca C. Youngblood**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 13th day of Oct, 2009.

Rosa Lateef
NOTARY PUBLIC Rosa Lateef
My Commission Expires: 08-25-2010

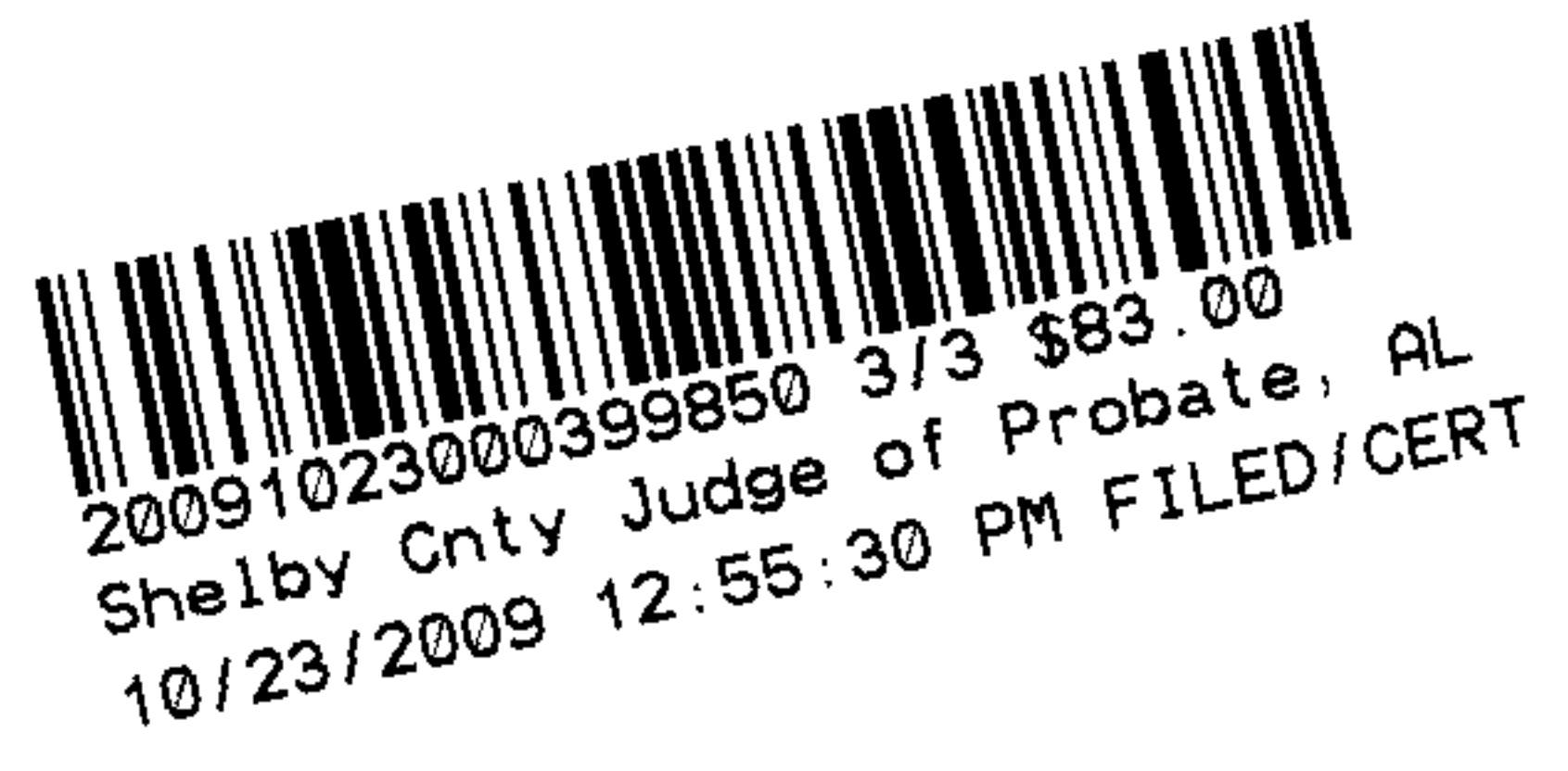


EXHIBIT "A"
LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Southeast corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 743.19 feet to a set iron; thence turn an angle to the left of 91 degrees 35 minutes 13 seconds for a distance of 325.00 feet to a set iron; thence turn an angle to the left of 88 degrees 24 minutes 14 seconds for a distance of 730.88 feet to a set iron; thence turn an angle to the left of 89 degrees 25 minutes 35 seconds for a distance of 325.00 feet to the point of beginning.

Together with a non-exclusive right of ingress and egress over and along a road easement 60 feet in width. 30-feet on either side of a centerline described as: Commence at the SE corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 30.00 feet to the point of beginning; thence turn an angle of 88 degrees 38 minutes 53 seconds to the right and run a distance of 580.00 feet, more or less, to the NW right of way line of Alabama State Highway No. 25 and the point of ending.

Subject to reservation a non-exclusive easement for ingress and egress over the South 60 feet of caption lands. Said easements shall run with the land and shall inure to the benefit of the grantors, their heirs, successors, and assigns.

Subject to reservation a non-exclusive easement for ingress and egress to the property owned by Jeff Livingston and wife, Sheila M. Livingston over and across the existing dirt road situated on the East 30 feet of the North 470.00 feet to the property.