

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

Jimmy Ray Bozeman,
Terry Wayne Bozeman &
Ista Regina Bozeman Elliott
are heirs listed in Last Will & Testament

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, ANNIE VIOLA VAUGHN BOZEMAN, a widow, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto JIMMY RAY BOZEMAN, TERRY WAYNE BOZEMAN & ISTA BOZEMAN ELLIOTT, (herein referred to as GRANTEE) all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the Northeast corner of property formerly owned by J.N. Foust and run North 185 feet; thence West 516 feet to Montevallo Road; thence South 185 feet to J.N. Foust's property; thence East 416 feet to point of beginning, being two acres, more or less, and being located in the Southwest Quarter of the Southwest Quarter of Section 14, Township 21, Range 3 West, which said property is more accurately described as follows: Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 14, Township 21, Range 3 West, and run North along the East line of said Quarter-Quarter Section 1033 feet to the point of beginning of the lot herein conveyed; thence run West 416 feet, more or less, to the East line of the right-of-way of the Montevallo and Ashville public road; thence run in a Northwesterly direction along said right-of-way line 205 feet, more or less, to the Southwest corner of the lot conveyed by deed 201, page 285, dated April 1959 to John H. Bentley Jr. and wife, Georgena Harris Bentley; thence run East along the South line of said Bentley lot 516 feet, more or less, to the East line of said Quarter-Quarter Section; run thence South along said East line of said Quarter-Quarter Section 185 feet to the point of beginning, all being situated in the Southwest Quarter of the Southwest Quarter of Section 14, Township 21, Range 3 West, Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 8452 Highway 119, Alabaster, Alabama 35007.

The above described property is the same property as deeded to Walter J. Bozeman & Willodean Bozeman from Elliottsville Cumberland Presbyterian Church recorded in Book 302, Page 183, Probate Office, Shelby County, Alabama.

This deed is to relinquish all my right, title and interest in and to the above described property as left to me in the Last Will & Testament of my late husband Walter Jackson Bozeman dated October 26, 1994 who departed this life on October 27, 2007.

This document was prepared by Rick Battaglia as Scrivener only, Rick Battaglia makes no representation as the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17 day of

November, 2009

Annie Viola Vaughn Bozeman
 ANNIE VIOLA VAUGHN BOZEMAN, GRANTOR

20091221000464620 1/1 \$13.00
 Shelby Cnty Judge of Probate, AL
 12/21/2009 10:02:18 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF Etowah)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that ANNIE VIOLA VAUGHN BOZEMAN, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of November, 2009

Lucille M. Alberty
 NOTARY PUBLIC
 My Commission Expires: NOVEMBER 8, 2011

THIS INSTRUMENT PREPARED BY:
 Battaglia Law Office, LLC
 7088 Sydney Curve
 Montgomery, AL 36117
 334-244-2983