

Send Tax Notice To: Nina J. McCord and Kenneth McCord -

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), Britney McCord, unmarried woman and Joseph McCord, an unmarried man (herein referred to as GRANTOR, whether one or more) do release, remise and quitclaim unto, Nina J. McCord and husband, Kenneth McCord (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND TO BE KNOWN AS LOT 2 OF POPLAR COVE SUBDIVISION, IN THE PROCESS OF BEING RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE S89°07'17"E, A DISTANCE OF 149.93' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 217.51'; THENCE S38°09'05"E, A DISTANCE OF 837.68' TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00, A CENTRAL ANGLE OF 24°52'52", AND SUBTENDED BY A CHORD WHICH BEARS S35°35'32"W, AND A CHORD DISTANCE OF 370.53'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.46'; THENCE S23°09'06"W, A DISTANCE OF 28.61'; THENCE N58°30'52"W, A DISTANCE OF 136.16'; THENCE N30°00'50"W, A DISTANCE OF 266.67'; THENCE N35°54'02"W, A DISTANCE OF 341.59'; THENCE N08°03'58"W, A DISTANCE OF 415.07' TO THE POINT OF BEGINNING.

ALSO AND INCLUDING A 10' UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE S89°07'17"E, A DISTANCE OF 367.44'; THENCE S38°09'05"E, A DISTANCE OF 837.68' TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00, A CENTRAL ANGLE OF 13°35'53", AND SUBTENDED BY A CHORD WHICH BEARS S41°14'02"W, AND A CHORD DISTANCE OF 203.63'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10' TO THE POINT OF BEGINNING OF SAID UTILITY EASEMENT; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 860.00, A CENTRAL ANGLE OF 11°10'10", AND SUBTENDED BY A CHORD WHICH BEARS S28°51'00"W, AND A CHORD DISTANCE OF 167.38'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 167.65'; THENCE N58°30'52"W, A DISTANCE OF 10.10' TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00, A CENTRAL ANGLE OF 11°04'53", AND SUBTENDED BY A CHORD WHICH BEARS N28°54'05"E, AND A CHORD DISTANCE OF 168.00'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 168.27'; THENCE S54°55'57"E, A DISTANCE OF 10.00' TO THE POINT OF BEGINNING OF SAID UTILITY EASEMENT.

ALSO AND INCLUDING A 30' INGRESS/EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE S89°07'17"E, A DISTANCE OF 367.44' THENCE S38°09'05"E, A DISTANCE OF 837.68' TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00, A CENTRAL ANGLE OF 24°46'03", AND SUBTENDED BY A CHORD WHICH BEARS S35°38'57"W, AND A CHORD DISTANCE



20100108000007210 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
01/08/2010 09:13:47 AM FILED/CERT

Shelby County, AL 01/08/2010

State of Alabama

Deed Tax : \$10.00

OF 368.87'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.75' TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 860.00, A CENTRAL ANGLE OF 00°06'49", AND SUBTENDED BY A CHORD WHICH BEARS S23°12'31"W, AND A CHORD DISTANCE OF 1.71'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.71'; THENCE S23°09'06"W, A DISTANCE OF 28.61'; THENCE N58°30'52"W, A DISTANCE OF 136.16'; THENCE N31°29'08"E, A DISTANCE OF 30.00'; THENCE S58°30'52"E, A DISTANCE OF 131.77' TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

20100108000007210 2/2 \$24.00
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TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on this 29 day of December, 2009.

Britney McCord
Britney McCord

Joseph McCord
Joseph McCord

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Britney McCord, an unmarried woman and Joseph McCord, an unmarried man**, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 29 day of December, 2009.

My commission expires: 4-12-11

Notary Public