


Assessed
value: \$450,000

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, AL 35238-2753


20100114000013230 1/5 \$473.00
Shelby Cnty Judge of Probate, AL
01/14/2010 12:55:12 PM FILED/CERT

Shelby County, AL 01/14/2010
State of Alabama
Deed Tax : \$450.00

STATE OF ALABAMA)

QUIT CLAIM DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that DOUBLE EAGLE DEVELOPMENT, LLC for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by MERCHANTS & FARMERS BANK, hereinafter "GRANTEE", the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quit claim unto the said GRANTEE, all their right, title and interest and specifically including the statutory right of redemption in and to the following property lying and being in the County of Shelby, State of Alabama, and particularly described as follows, to-wit:

PARCEL I:

A part of the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, being more particularly described as follows:

Beginning at the NE corner of Lot 16, Magnolia Parc as recorded in Map Book 21, Page 155, Shelby County, Alabama; thence run North 9 degrees 50 minutes 49 seconds East a distance of 220.00 feet; thence turn an angle of 81 degrees 31 minutes 56 seconds right and run a distance of 942.86 feet; thence turn an angle of 41 degrees 32 minutes 19 seconds left and run a distance of 90.48 feet; thence turn an angle of 60 degrees 36 minutes 35 seconds left and run a distance of 483.65 feet; thence turn an angle of 100 degrees 17 minutes 42 seconds right and run a distance of 543.08 feet; thence turn an angle of 90 degrees 02 minutes 25 seconds right and run a distance of 876.26 feet; thence turn an angle of 87 degrees 13 minutes 55 seconds right and run a distance of 143.03;

thence turn an angle of 100 degrees 52 minutes 07 seconds left and run a distance of 114.96 feet; thence turn an angle of 99 degrees 54 minutes 49 seconds right and run a distance of 1,335.27 feet, thence turn an angle of 103 degrees 35 minutes 19 seconds right and run a distance of 224.99 feet to the point of beginning. According to the survey of Rodney Shiflett dated July 9, 2007.

LESS AND EXCEPT

Commence at the NE corner of Lot4A of a resurvey of Lots 1 Through 10 of the First Addition to Triple Springs Second Sector as recorded in Map 4, Page 39, in the Office of Judge of Probate in Shelby County, Alabama, said point also being the point of beginning; thence N78° 35' 44" W along the north line of said Lot 4-A a distance of 180.78' to the NW corner of said Lot 4-A; thence N 0° 34' 13" E a distance of 26.00'; thence N 38° 58' 4" E a distance of 110.36' thence S 89° 42" 36' E a distance of 108.29'; thence S 0° 17' 27" W a distance of 147.0' to the Point of Beginning.

Together with an easement for ingress, egress, and utilities more particularly described as follows: Commence at the NE corner of Lot 4-A of a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, Second Sector, as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the point of beginning of an ingress, egress, and utility easement; thence South 78 degrees 35 minutes 44 seconds East a distance of 30.57 feet; thence North 78 degrees 35 minutes 44 seconds West 50.96 feet; thence North 0 degrees 17 minutes 27 seconds East a distance of 30.57 feet; thence South 78 degrees 35 minutes 44 seconds East a distance of 50.96 feet to the point of beginning..

The property detailed in this Less and Except is otherwise known as "the Caretakers house."

PARCEL II:

Commence at the SW corner of Section 25, Township 21

South, Range 1 West and run northerly along the west boundary line of said Section 25 a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run a distance of 205.26 feet to a rebar found in place at the corner of a wire fence which is the point of beginning of the parcel of land herein described; thence continue along the same line of direction a distance of 971.23 feet to a rail found in place; thence turn an angle of 0 degrees 09 minutes 11 seconds to the right and run a distance of 586.01 feet to a 1" square iron rod found in place; thence turn an angle of 0 degrees 30 minutes 27 seconds to the right and run distance of 748.88 feet to a rail found in place; thence turn an angle of 79 degrees 51 minutes 17 seconds to the right and run a distance of 420.44 feet to a 1 1/4" open end pipe found in place; thence turn an angle of 97 degrees 55 minutes 04 seconds to the right and run a distance of 663.67 feet to a 1" open end pipe found in place; thence turn an angle of 88 degrees 18 minutes 13 seconds to the left and run a distance of 148.10 feet to an axle found in place' thence turn an angle of 88 degrees 27 minutes 31 seconds to the right and run a distance of 1581.51 feet to an axle found in place on the easternmost right of way line of County Highway No.: 47; thence turn an angle of 62 degrees 18 minutes 08 seconds to the right and run along said right of way line a distance of 15.35 feet to a point; thence continuing along said right away line and along a curve to the right (concave easterly and having a radius of 2834.79 feet and a central angle of 5 degrees 04 minutes 00 seconds) an arc distance of 250.68 feet to a concrete right of way monument found in place; thence continue along said right of way and along the tangent of said curve a distance of 93.70 feet to a rebar set on this survey; thence turn an angle of 91 degrees 41 minutes 00 seconds to the right and leaving said right of way run a distance of 170.80 feet to a rebar set on this survey; thence turn an angle of 96 degrees 01 minutes 18 seconds to the left and run a distance of 275.10 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SW 1/4 and SE 1/4 of SW 1/4 of Section 25, Township 21 South, Range 1 West and the NW 1/4 of NW 1/4 and NE 1/4 of NW 1/4 , Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Less and Except property described in deed recorded in Real Book 312, Page 65 in Probate Office of Shelby County, Alabama.

PARCEL III

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West, and run Northerly along the West boundary line of said Section 25 a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run Easterly a distance of 54.40 feet to the point of beginning on the Easternmost right of way line of County Highway No.: 47; thence continue along the same line of direction a distance of 150.86 feet to a point; thence turn an angle of 61 degrees 37 minutes 07 seconds to the right and run Southeasterly a distance of 275.10 feet to a point; thence an angle of 96 degrees 01 minutes 18 seconds to the right and run Southwesterly a distance of 170.8 feet to a point on the Easternmost right of way line of County Highway No.: 47 ; thence turn an angle of 88 degrees 19 minutes to the right and run Northwesterly along said right of way line a distance of 154.90 feet to a point; thence turn an angle of 3 degrees 57 minutes to the right and continue Northwesterly along said right of way line a distance of 176.29 feet to the point of beginning.

Said parcel of land is lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD the above granted premises unto the said GRANTEE, it's successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on this the

12th day of January, 2010.

GRANTEE: DOUBLE EAGLE DEVELOPMENT, LLC

By: Wade Miller

Its: Member

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By: Fred Payne
Its: Member

STATE OF ALABAMA §
COUNTY OF Shelby §

I, the undersigned authority, a notary public, in and for said state and county, hereby certify that FRED PAYNE, whose name is signed to the foregoing instrument as Member of DOUBLE EAGLE DEVELOPMENT, LLC, and who is known to me, acknowledged before me on this date, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 12th day of January, 2010, ~~2008~~.

AMPB
Notary Public
My Commission Expires: 8/6/2011

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned authority, a notary public, in and for said state and county, hereby certify that WADE NIELSEN, whose name is signed to the foregoing instrument as Member of DOUBLE EAGLE DEVELOPMENT, LLC, and who is known to me, acknowledged before me on this date, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 12th day of January, 2010, ~~2008~~.

AMPB
Notary Public
My Commission Expires: 8/6/2011