

*****NO CERTIFICATION AS TO TITLE*****

THIS INSTRUMENT PREPARED BY:

Kathy Long Skipper, Esquire
1901 Richard Arrington, Jr., Blvd. South
Birmingham, Alabama 35209

Send Tax Notice To:

Mr. Steven S. Haglund
Post Office Box 59154
Birmingham, Alabama 35259

\$ 115,150.00
1/8

STATE OF ALABAMA)
SHELBY COUNTY)



20100308000066620 1/1 \$126.50
Shelby Cnty Judge of Probate, AL
03/08/2010 01:56:48 PM FILED/CERT

QUIT CLAIM DEED

That in consideration of Ten Dollars and all other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Laura Haglund, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, Steven S. Haglund, a married man, the following described real estate, situated in Shelby County, Alabama, to-wit:

PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION AND RUN EAST ALONG SOUTH LINE OF SAID 1/4-1/4 SECTION 891.90 FEET TO THE SOUTHEAST CORNER OF B. KENDRICK PROPERTY; SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; FROM POINT OF BEGINNING, CONTINUE EAST ALONG LAST DESCRIBED COURSE 379.12 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE AN ANGLE LEFT OF 89 DEGREES 31 MINUTES AND RUN NORTHERLY ALONG WESTERLY RIGHT OF WAY LINE OF SAID ROAD 484.10 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1368.68 FEET; THENCE ALONG ARC OF SAID CURVE 132.58 FEET; THENCE AN ANGLE TO THE LEFT OF 106 DEGREES 34 MINUTES TO TANGENT AND RUN SOUTHWESTERLY ALONG CENTER LINE OF A 10 FOOT DIRT DRIVE 181.38 FEET; THENCE AN ANGLE LEFT OF 22 DEGREES 32 MINUTES AND RUN SOUTHWESTERLY ALONG CENTER LINE OF SAID DRIVE 119.75 FEET; THENCE AN ANGLE LEFT OF 16 DEGREES 09 MINUTES AND RUN SOUTHWESTERLY ALONG CENTER LINE OF SAID DRIVE 223.6 FEET; THENCE AN ANGLE LEFT OF 27 DEGREES 01 MINUTES AND RUN IN A SOUTHERLY DIRECTION 272.25 FEET TO POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
2. Ad valorem taxes due for the current tax year.
3. All lien, mortgages and encumbrances, easements, exceptions, reservations and restrictions of record, if any.

The prior deed is recorded in the Shelby County Judge of Probate office as follows:
Instrument Number 20060508000216740 on May 8, 2006.

THIS DEED WAS EXECUTED IN COMPLIANCE TO TERMS SET OUT IN THE DIVORCE AGREEMENT, IN THE CASE OF STEVEN SCOTT HAGLUND V. LAURA LOUISE PFISTER HAGLUND, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, Civil Action Number: DR 2009-900409.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of February 2010.

Laura Haglund

Laura Haglund, Grantor

(Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, Rayna Jean Thompson Notary Public in and for said County, in said State, hereby certify that Laura Haglund, 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 26th day of February, 2010.

Rayna Jean Thompson

NOTARY PUBLIC
My commission expires: April 6, 2013

Shelby County, AL 03/08/2010
State of Alabama
Deed Tax : \$115.50