

135,000⁰⁰

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Stewart & Associates, P.C.
3595 Grandview Parkway #645
Birmingham, Alabama 35243

**TITLE NOT EXAMINED BY PREPARER

QUIT CLAIM DEED

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00)

In hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned
CHRISTINA L. PHILLIPS, AN UNMARRIED WOMAN

hereby remises, quit claims, grants, sells, and conveys to
WILLIAM DAVID EDWARDS

(hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

CHRISTINA L. PHILLIPS AND CHRISTINA P. EDWARDS ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seal, this 27 day of April, 2010.

Witnesses:

Christina L. Phillips (SEAL)

_____ (SEAL)

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHRISTINA P. EDWARDS, AN UNMARRIED WOMAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2010.

Laura B. Lanier
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 5, 2011
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 04/27/2010
State of Alabama
Deed Tax : \$135.00



20100427000128830 1/2 \$149.00
Shelby Cnty Judge of Probate, AL
04/27/2010 03:40:54 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 57, according to the Survey of Final Plat of The Mixed Use Subdivision of Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes 2) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878, in the Probate Office of Shelby County, Alabama; 3) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama; 4) Easement as recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama; 5) Easement for Alabama Power Company recorded in Real 340, page 804, Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, Page 816, Real 105, page 875 and Real 131, page 763, in the Probate Office of Shelby County, Alabama; 6) Restrictions or Covenants appearing of record in Real 268, page 605; Instrument 200501100014390 and Instrument 2005020400058110, in the Probate Office of Shelby County, Alabama; 7) Easement to Shelby County Education Board recorded in Instrument 1999-29881, in the Probate Office of Shelby County, Alabama; 8) Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; 9) Declaration of Protective Covenants as recorded in Instrument 20031205000788490, in the Probate Office of Shelby County, Alabama; 10) Easement Agreement recorded in Instrument 20041221000695220, in the Probate Office of Shelby County, Alabama; 12) Map Book 34, page 45 A & B shows Sink Hole Prone Areas.

Grantor makes no warranties as to mineral and mining rights of the property being conveyed.



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