## QUITCLAIM DEED

20100507000142990 1/2 \$18.00 Shelby Cnty Judge of Probate, AL 05/07/2010 09:13:49 AM FILED/CERT

## (FROM GOVERNMENT AGENCY)

**STATE OF ALABAMA** 

**COUNTY OF SHELBY** 

THIS INDENTURE, Made this the 29tday of April , 2010, by and between UNITED STATES OF AMERICA, acting by and through, the US Army Corps of Engineers, Savannah District, with an address of 100 W. Oglethorpe Avenue, Savannah, GA 31401, hereinafter referred to as "Seller", and, MARK A. WALKER AND PENNY M. WALKER, with an address of 2034 Timberline Drive, Calera, AL 35040 hereinafter referred to as "Buyer",

WITNESSETH: That seller(s), for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND AND NO/100 (\$270,000.00) Dollars, and other valuable considerations to, seller(s) in hand paid by the buyer(s) at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, do hereby remise, release and convey with all quitclaim covenants, unto the buyer(s), and the buyer's heirs and assigns forever, all the following piece, parcel, lot or tract of land, situated, lying and being in the County of Shelby, State of Alabama, and described as follows, to wit:

Lot 28, according to the map or survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C & D, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** 

\$266,412.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Right of way to Alabama Power Company, recorded in Book 323, Page 131, Book 219, Page 75 and Book 2002, Page 6355, of the Official records of Shelby County, Alabama.

Restrictions and Covenants as recorded in Book 2005, Page 14193, OF THE Official records of Shelby County, Alabama, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

25 foot building set back line.

8 foot easement on front side of lot, per plat map.

65 foot easement at rear of lot, per plat map.

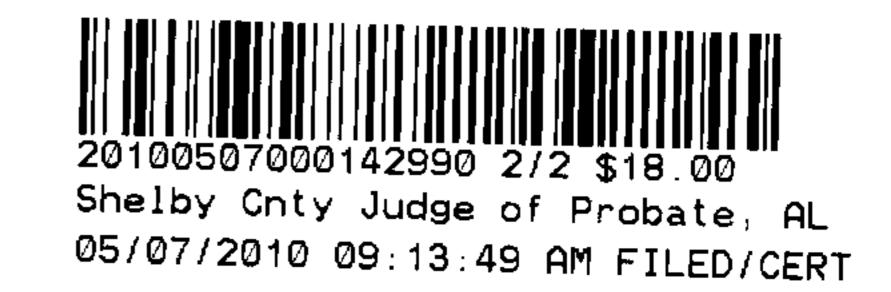
BEING Parcel Number : 35-1-01-1-002-020.000

Property Address: 2034 Timberline Drive, Calera, AL 35040

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

Shelby County, AL 05/07/2010

State of Alabama Deed Tax : \$4.00



| BEING the same premises which Bernard William Janovsky and Mildred Fisher Janovsky, husband and wife, by Warranty Deed dated April 29,2010 and recorded on 5700 in the Probate Office of Westgersey County, Alabama in *She1by 20100507000142980 granted and conveyed unto the United States of America, in fee simple.   |
|---|
| <b>TOGETHER</b> with all and singular, the tenements, hereditaments, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.  |
| <b>TO HAVE AND TO HOLD</b> , the same unto buyer(s), buyer's heirs and assigns, to their proper use, benefit and behalf forever.  |
| IN WITNESS WHEREOF, seller(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.   |
| UNITED STATE OF AMERICA   |
| By: CulyBlum  |
| Title CINDY B. TURNER_  |
| Deputy Chief, Real Estate Division  |
| Signed, Sealed and Delivered in Our Presence:   |
| Witness Signature James   |
| Witness Printed Name Fe Farmer  |
| Witness Signature ————————————————————————————————————  |
| Witness Printed Name Christy Mure   |
| STATE OF bearing )  |
| country of Chathan )  |
| I, the undersigned authority, a Notary Public in and for said County and State hereby certify that whose named as Deput, Chief Real State for the United States of America is 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, as such officer, executed the same voluntarily on the day the same bears date. |
| Given under my hand and official seal this the $\overline{\mathcal{A}}$ day of $\overline{A}$ $\overline{A}$ $\overline{A}$ 2010  |
| NOTARY PUBLIC  My Commission Expires:  THIS INSTRUMENT PREPARED BY: Battaglia Law Office, LLC 7088 Sydney Curve, Montgomery, ALG611   |