


QUITCLAIM DEED
(FROM GOVERNMENT AGENCY)


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

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, Made this the 29th day 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 5/7/10 in the Probate Office of ~~Montgomery~~ *Shelby
20100507000142980, granted and conveyed unto the United States of
America, in fee simple.

TOGETHER 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.

TO HAVE AND TO HOLD, 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 STATES OF AMERICA

By: Cindy B. Turner
Title CINDY B. TURNER
Deputy Chief, Real Estate Division

Signed, Sealed and Delivered in Our Presence:

Witness Signature Fo Farmer
Witness Printed Name Fo Farmer

Witness Signature Christy Mune
Witness Printed Name Christy Mune

STATE OF Georgia)
COUNTY OF Chatham)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that
Cindy B. Turner, whose named as Deputy Chief, Real Estate 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 29th day of April, 2010

Angela D. Mosley
NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY: Battaglia Law Office, LLC 7088 Sydney Curve, Montgomery, AL 36117

