


PREPARED BY:
TRUSSELL & FUNDERBURG P.C.
1916 FIRST AVENUE NORTH
PELL CITY, ALABAMA 35125

SEND TAX NOTICE TO:
Stephen R. Overton

STATE OF ALABAMA
ST. CLAIR COUNTY


20100616000191010 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
06/16/2010 12:06:13 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND 00/100** Dollars (\$10.00) and other good & valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **STEPHEN R. OVERTON, AN UNMARRIED MAN and PEGGY LEE OVERTON, AN UNMARRIED WOMAN**, hereby releases, quitclaims, grants, sells and conveys to **STEPHEN R. OVERTON** (hereinafter called Grantee), all **her** right, title, interest and claim in or to the following described real estate, situated in St. Clair County and Shelby County, Alabama, to wit:

The West Half of the Northwest Quarter of Section 3, Township 18, Range 2 East, situated in Shelby County, Alabama.

Also an easement for ingress and egress described as follows:

Commencing at a point on the east line of Section 4, Township 18, Range 2 East, said point being 20 feet South of the Northeast corner of said Section and being the Point of Beginning of the herein described easement, thence north along the east line of Section 4 a distance of 20 feet to the Northeast corner of said section; thence continuing north 03 degrees 00 minutes west 776.3 feet to the center of a gravel road (Old Eason Road); thence on and along said road north 71 degrees 32 minutes west (50 feet); thence south 3 degrees 00 minutes east parallel to the above-referenced section lines a distance of 796.3 feet, more or less, to a point which is 50 feet west of the above-referenced Point of Beginning; thence east 50 feet to the point of beginning. Lying situated and being in St. Clair and Shelby Counties, in the State of Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2010.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.



20100616000191010 2/2 \$54.00
Shelby Cnty Judge of Probate, AL
06/16/2010 12:06:13 PM FILED/CERT

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

Given under our hands and seal, this 6th day of May 2010.



PEGGY LEE OVERTON

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a notary public, in and for said County, in said State, hereby certify that, **PEGGY LEE OVERTON, an unmarried woman**, 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 6th day of May 2010.

State of Alabama
Deed Tax : \$40.00



NOTARY PUBLIC
MY COMMISSION EXPIRES 11-05-12