


This instrument prepared by:
Cherokee W. Wooley
Law Offices of Thomas J. Skinner, IV, LLC
2700 Highway 280, Suite 245E
Birmingham, Alabama 35223

THIS DEED IS BEING EXECUTED TO CLARIFY TITLE.

Send Tax Notice To:
Jane Czeskleba Ellison
140 Highway 24
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY)


20100714000224210 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
07/14/2010 03:00:42 PM FILED/CERT

QUITCLAIM DEED

WHEREAS, heretofore on February 6, 1950, the heirs of H. L. Johnson executed a certain Warranty Deed to Bert J. and Verna C. Czeskleba, Husband and Wife, relating to certain real property (the "Subject Property") in Shelby County, Alabama, which said Warranty Deed is recorded in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, as set forth in the Heirship Affidavit attached hereto as Exhibit "A," on August 11, 1980, an interest in the Subject Property was inherited by the Grantor, James Edwin Czeskleba, as an heir of Verna Cotton Czeskleba; and

WHEREAS, heretofore, on October 12, 1992, the Subject Property was transferred to Walter Daniel Czeskleba, an unmarried man, by Walter Daniel Czeskleba, as executor of the estate of Verna C. Czeskleba, pursuant to a Warranty Deed recorded on October 20, 1992, at Instrument No. 1992-24041 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Subject Property subsequently was transferred to John Robert Ellison and Jane Czeskleba Ellison, Husband and Wife, pursuant to a Warranty Deed, dated June 10, 1997, and recorded on June 12, 1997 at Instrument No. 1997-18525, in the Office of the Judge of Probate of Shelby County, Alabama; and

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, James Edwin Czeskleba, as "Grantor," for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid by John Robert Ellison and Jane Czeskleba Ellison, husband and wife, hereinafter called the "Grantees," and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby REMITS, RELEASES AND QUITCLAIMS unto the said Grantees, their heirs and/or assigns, all his right, title and interest in and to that certain real property situated in the County of Shelby, State of Alabama, described as follows, to wit:

SEE EXHIBIT "B" ATTACHED HERETO

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantees, their respective heirs and assigns forever.

The Grantor hereby certifies that the above-described property does not constitute his homestead.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on or as of this the 26th day of June, 2010.

James Edwin Czeskleba
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

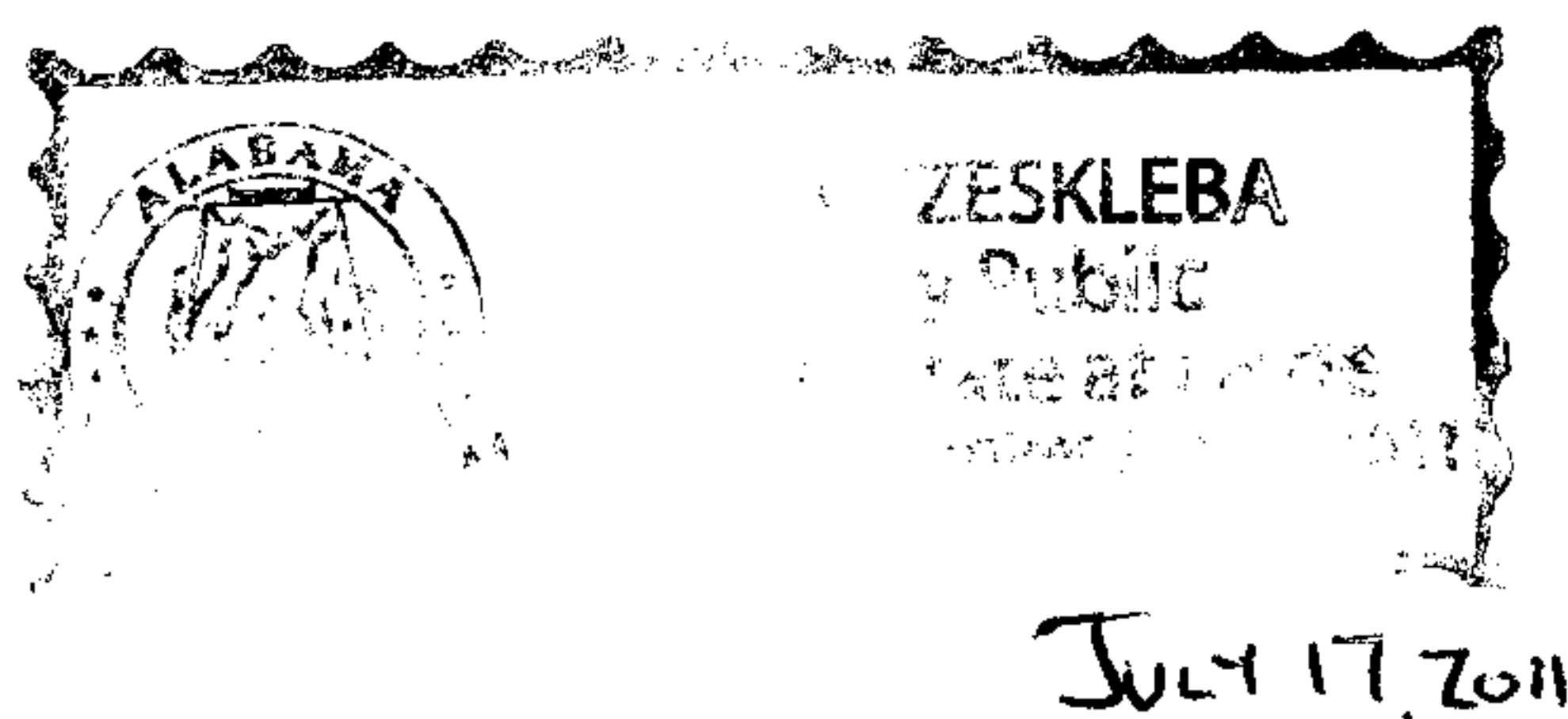
I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that James Edwin Czeskleba, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 26 day of JUNE, 2010.

[SEAL]

Mark C. [Signature]
Notary Public

My commission expires:





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EXHIBIT B

A parcel of land in the NW 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 3 West, and run thence Southerly along the East line of said 1/4 1/4, 1,720.6 feet; thence turn 93 deg. 38 min. right and run Westerly 592.05 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 539.95 feet to a steel pin corner on the East margin of Alabama Highway 119; thence turn 96 deg. 22 min. 35 sec. right and run Northerly along said margin of said highway 125.74 feet to a concrete right of way monument; thence 36 deg. 48 min. 27 sec. to the right and run Northeasterly 99.99 feet to a concrete monument on the South margin of Shelby County Highway 24; thence turn 46 deg. 54 min. 16 sec. right and run Easterly along said South margin of said Highway 24, 458.44 feet to a steel pin corner; thence turn 90 deg. 10 min. right and run Southerly 197.16 feet to the point of beginning; being situated in Shelby County, Alabama.



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EXHIBIT B
TC & D.

This instrument prepared by
Cherokee W. Wooley, Esq.
Law Offices of Thomas J. Skinner, IV, LLC
2700 Highway 280, Suite 245
Birmingham, Alabama 35223

HEIRSHIP AFFIDAVIT

STATE OF ALABAMA)
SHELBY COUNTY)

COMES NOW the Affiant, James Edwin Czeskleba, and hereby testifies as follows:

1. My name is James Edwin Czeskleba. I am over the age of 19 and a resident of Shelby County, Alabama.
2. My parents were Bert J. and Verna C. Czeskleba of Shelby County, Alabama. My brother, Daniel Czeskleba, my sister, Jane Czeskleba Ellison, and I are the only children of Bert and Verna Czeskleba.
3. My father predeceased my mother. My mother, Verna Cotton Czeskleba, passed away on August 11, 1980, in Shelby County, Alabama. She was survived by three children.
4. Bert J. and Verna C. Czeskleba, husband and wife, acquired a certain piece of property commonly known as 140 Highway 24, Montevallo, Alabama 35115 (the "Subject Property") in Shelby County, Alabama, through a Warranty Deed from the heirs of H. L. Johnson, dated February 6, 1950, and recorded as Instrument No. 2705 in the Office of the Judge of Probate of Shelby County, Alabama.
5. The Subject Property is legally described in Exhibit "A" attached hereto.
6. Following the death of my mother, the Subject Property was transferred to my brother, Walter Daniel Czeskleba, an unmarried man, from Walter Daniel Czeskleba, as executor of my mother's estate, pursuant to a Warranty Deed dated October 12, 1992, and recorded on October 20, 1992, at Instrument No. 1992-24041, in the Office of the Judge of Probate of Shelby County, Alabama.
7. The Subject Property was subsequently transferred to John Robert Ellison and Jane Czeskleba Ellison, my brother-in-law and sister, pursuant to a Warranty Deed dated June 10, 1997, and recorded on June 12, 1997, at Instrument No. 1997-18525, in the Office of the Judge of Probate of Shelby County, Alabama.
8. I do not claim any interest in the Subject Property, and through a simultaneously executed Quitclaim Deed, I hereby quitclaim any interest I may have in the Subject Property to John Robert Ellison and Jane Czeskleba Ellison, husband and wife.



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TO G. D.
EXHIBIT A

9. I hereby affirm that the Quitclaim Deed to which this Heirship Affidavit is attached as Exhibit "A" is a true and correct copy of the original Quitclaim Deed referenced above which was executed by me as the heir of Verna Cotton Czeskleba.

Further the Affiant saith not.

James Edwin Czeskleba
James Edwin Czeskleba

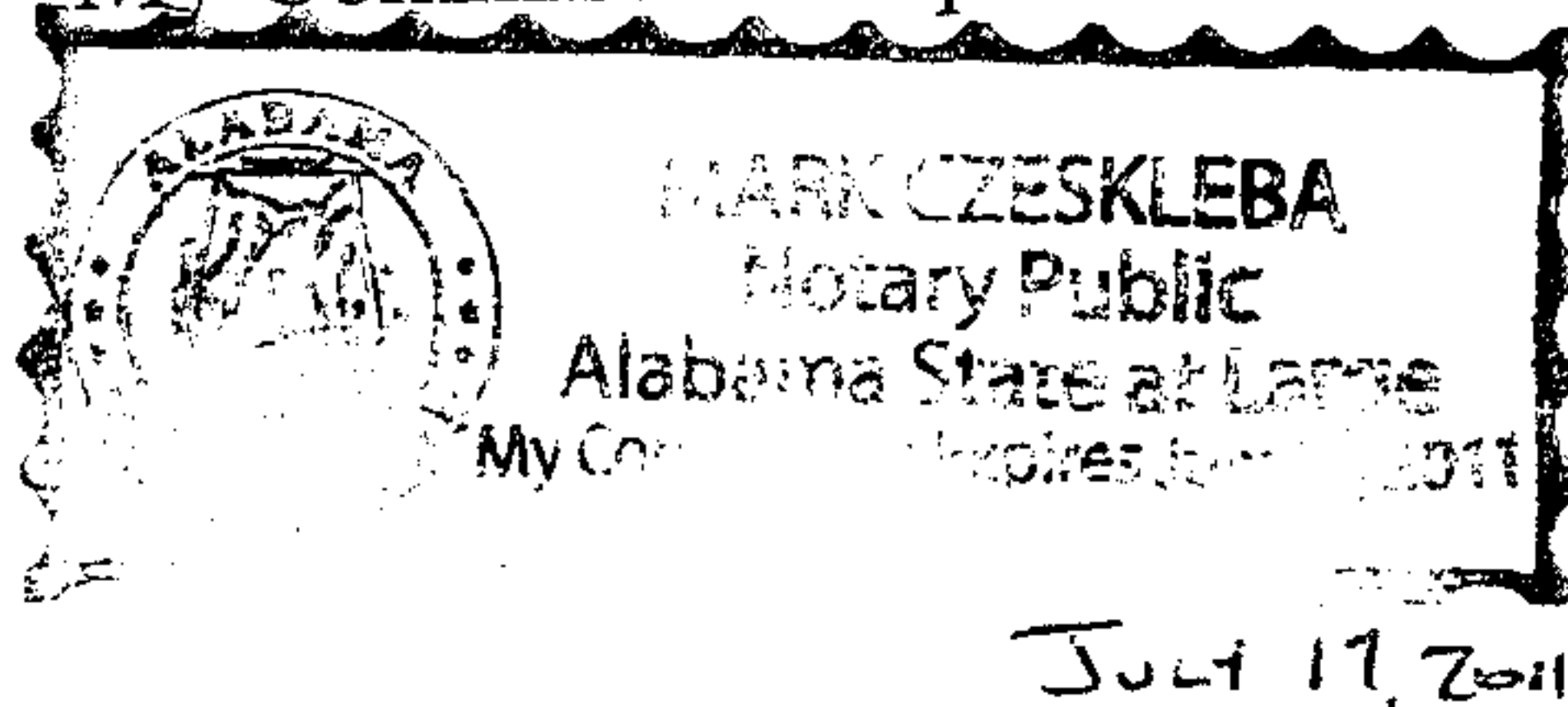
STATE OF ALABAMA)
SHELBY COUNTY)

I, a notary public in and for said county in said state, hereby certify that James Edwin Czeskleba, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, ~~he~~ she executed the same voluntarily. Subscribed and sworn to before me this the 26 day of JUNE, 2010.

[SEAL]

Mark Czeskleba
Notary Public

My Commission Expires:



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