

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
2163 HIGHWAY 31 SOUTH, SUITE 102
PELHAM, ALABAMA 35124
(205) 987-2211

SEND TAX NOTICE TO: RUSSELL R. CARDEN
AND DANA MCNEILL
4795 HIGHWAY 71
SHELBY, AL 35143

QUITCLAIM DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration and pursuant to the Final Decree of Divorce Case No. DR 08-900409, in the Circuit Court of Shelby, County, Alabama in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, COLLEEN CARDEN, an unmarried woman (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to RUSSELL R. CARDEN and DANA MCNEILL (hereinafter called Grantees) all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

Given under my hand and seal, this 19 day of August, 2010.

Colleen Carden (L.S.)
COLLEEN CARDEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that COLLEEN CARDEN, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of August, 2010.



Kimberly L. Gisher
Notary Public
My Commission Expires: 11-4-11

Shelby County, AL 08/20/2010
State of Alabama
Deed Tax : \$71.50

20100820000269070 1/5 \$95.50
Shelby Cnty Judge of Probate, AL
08/20/2010 03:48:32 PM FILED/CERT

(151,000.00)

EXHIBIT A

PARCEL 1

A lot in the Town of Columbiana, Alabama, being a part of the SW 1/3 of SE 1/4 of Section 23, Township 21 South, Range 1 West, bounded on the Northwest by the Southern Railroad right of way; on the West by lot belonging to Gulf States paper Company (formerly Shelby Iron Company); on the South by lot formerly known as O'Hara Lot; and on the East by a Branch; and being further known as Lot 139, according to Horsley's Map of the Town of Columbiana, Alabama. # 2

PARCEL 2

East Half of the Southeast Quarter of Section 10, Township 24, Range 15 East, situated in Shelby County, Alabama. # 1

PARCEL 3

Begin at the NE corner of the SE 1/4 or NE 1/4 1/4 of Section 11, Range 15 East, Township 24 north, going South along said Section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West) for a distance of 100 feet; thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for distance of 155 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; thence an angle of 53 deg. 04 min. left (South 13 deg. 31 min. West) for a distance of 240.00 feet to the point of beginning; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.01 feet to highwater easement of Alabama Power Company Lake (lake Lay) this establishes the North boundary line of said tract of land; thence from the point of beginning an angle of 76 deg. 40 min. right (South 7 deg. 38 min. West) from North boundary line for a distance of 275 feet; thence an angle of 101 deg. 04 min. left (North 86 deg. 34 min. East) for a distance of 249.7 feet to highwater easement of Alabama Power Company Lake (Lake Lay); thence a distance along said easement Northward for a distance of 175 feet to the North boundary line; thence along said North boundary line to point of beginning according to the survey of Gary N. Roberts, Reg. L. S. # 3

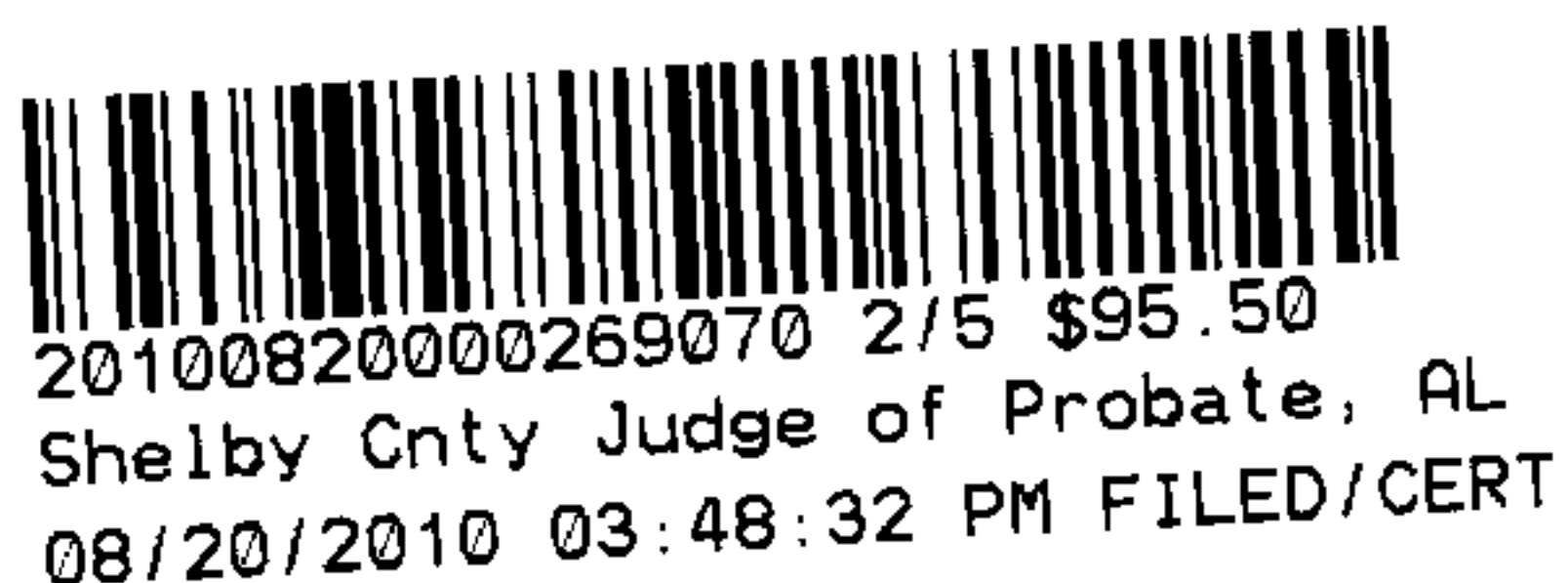
This tract of land being situated in the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County Alabama. Subject to easements and rights of way of record.

PARCEL 4

From the Northeast corner of the NE 1/4 of SE 1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama, run West on the North line of said forty a distance of 180 feet to a point on the West R/W of Alabama Highway No. 25 as now constructed (1963) and thence Southwesterly along said West R/W 466 feet to the point of beginning of the tract herein described. From the beginning point this established continue Southwesterly on and along said West R/W 385 feet; thence North 46 degrees West 270 feet; thence North 43 degrees 15 minutes East 294 feet; thence South 79 degrees 30 minutes East 166 feet; thence South 45 degrees East 129 feet to the beginning point on West R/W of Highway 25. Said land being situated in the NE 1/4 of SE 1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama. # 4

LESS AND EXCEPT:

Commence at a concrete monument locally known as the Northwest corner of the Northwest Quarter to the Southeast of Section 14, Township 22 South, Range 2 West; thence along the North line of said 1/4-1/4 section, North 88 degrees 26 minutes 29 seconds East and 2453.57 feet to a rebar on the Northwesterly right of way line of Alabama Highway No. 25; thence along said right of way line South 40 degrees 05 minutes 16 seconds West and run 462.43 feet to a rebar and also the POINT OF BEGINNING; thence North 48 degrees 52 minutes 30 seconds West and run 129.00 feet to a rebar;



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thence North 82 degrees 40 minutes 39 seconds West and run 166.00 feet to a 12" fence post; thence South 40 degrees 12 minutes 29 seconds West and run 162.00 feet to a point; thence South 60 degrees 20 minutes 35 seconds East and run 273.43 feet to a point on the Northwesterly right of way line of Alabama Highway No. 25; thence along said right of way line North 40 degrees 05 minutes 16 seconds East and run 200.00 feet back to the POINT OF BEGINNING.

Situated in Shelby County Alabama.

PARCEL 5

A parcel of land in Lot 1 of Earlmound's Subdivision, in Section 11, Township 24 North, Range 15 East, said subdivision being recorded in Map Book 28 at page 140, of the Map Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Beginning at the Northwest corner of said Lot 1; thence South 69 deg. 44' 54" East, along the South right-of-way line of County Road No. 71, a distance of 210.00 feet to a point; thence South 7 deg. 38' 45" West a distance of 212.55 feet to a point; thence North 69 deg. 44' 54" West a distance of 210.00 feet to a point on the West line of said Lot 1; thence North 7 deg. 38' 45" East, a distance of 212.55 feet to the point of beginning. The herein described parcel contains approximately 1.00 acres of land. #5

PARCEL 6

Beginning at the NE corner of the SE 1/4 of NE 1/4 of Section 11, going South along said section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min West) for a distance of 150.0 feet; thence and angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100.0 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100.0 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West); thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100.0 feet; thence and angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100.00 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100.0 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155.0 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; to a point of beginning; thence an angle of 107 deg. 27 min. left (South 40 deg. 52 min. East) for a distance of 341.0 feet plus or minus to the highwater elevation of Alabama power Company Lake (Lake Lay) this establishes the eastern boundary of said tract of land; thence from the point of beginning an angle of 54 deg. 23 min. right (South 13 deg. 31 min. West) from eastern boundary line for a distance of 240.0 feet; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.1 feet plus or minus to highwater elevation of Alabama Power Company Lake (Lake Lay); thence follow said highwater elevation to eastern boundary line; thence along eastern boundary line to point of beginning. This tract of land being situated in the SE1/4 of NE 1/4 of Section 11, Township 24 South, Range 15 East, Shelby County, Alabama. #6
Subject to easements of record, situated in Shelby County, Alabama.

PARCEL 7

Begin at the Northwest corner of Section 11, Township 24 North, Range 15 East, and run thence East along the North boundary of said section 11 a distance of 3816.0 feet to the Northwest corner of property heretofore conveyed to my son, Russell R. Carden; which is the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run along the West line of said parcel heretofore conveyed to said Russell R. Carden 364.7 feet to the Southwest corner of said property heretofore conveyed to said Russell R. Carden; thence turn 78 deg. 22 min. right and run to a point of the West line of the NW 1/4 of NE 1/4 of Section 11; thence run North, along the West line of said NW 1/4 of NE 1/4 of Section 11 to the point of beginning. #7

Also from the Northwest corner of Sec. 11, Township 24 North Range 15 East, run East along the North boundary line of said Sec. 11 a distance of 3816.0 feet to the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run 364.7 feet; thence turn 101 deg. 38 min. left and run to a point on the East line of the NE 1/4 of NE 1/4 of said Section 11; thence run North, along the East line of said NE 1/4 of NE 1/4 of said Section 11 to the Northeast corner of said quarter quarter section; thence run West,

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along the North boundary line of said Section 11 to the point of beginning, less and except that portion thereof heretofore conveyed to Alabama Power Company, and less and except that portion thereof heretofore conveyed to said Russell R. Carden as shown by deed recorded in Deed Book 255, at page 243, Office of the Judge of Probate of Shelby County, Alabama, (which is included in the parcel described herein).

PARCEL 8

Begin at the NE corner of the SE 1/4 of NE 1/4 1/4 of Section 11, Range 15 East, Township 24 North, going South along said Section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West) for a distance of 100 feet; thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet, thence an angle of 53 deg. 04 min. left (South 13 deg. 31 min. West) for a distance of 240.0 feet to the point of beginning; thence an angle of 83 deg. 33 min (South 70 deg. 02 min. East) for a distance of 244.1 feet to highwater easement of Alabama Power Company Lake (Lake Lay) this establishes the North boundary line of said tract of land; thence from the point of beginning an angle of 77 deg. 40 min. right (South 7 deg. 38 min. West) from North boundary line for a distance of 275 feet; thence an angle of 101 deg. 04 min. left (North 86 deg. 34 min. East) for a distance of 249.7 feet to highwater easement of Alabama Power Company Lake (Lake Lay) thence a distance along said easement Northward for a distance of 175 feet to the North boundary line; thence along said North boundary line to point of beginning according to survey of Gary N. Roberts, Reg. L.S.

This tract of land being situated in the SE 1/4 of NE 1/4 of Section 11, Township 24 North, range 15 East, Shelby County, Alabama. Subject to easements and rights of way of record.

PARCEL 9

Beginning at the NE corner of the SE 1/4 of the NE 1/4 of Section 11, going South along said section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150.0 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100.0 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100.0 feet; thence an angle of 18 deg. 57 min. rights (North 84 deg. 22 min. West) thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100.0 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100.0 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100.0 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155.0 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet, to a point of beginning; thence an angle of 107 deg. 27 min. left (South 40 deg. 52 min. East) for a distance of 341.0 feet plus or minus to the highwater elevation of Alabama Power Company Lake (Lake Lay) this established the eastern boundary line of said tract of land; thence from the point of beginning an angle of 54 deg. 23 min. (South 13 deg. 31 min. West) from eastern boundary line for a distance of 240.0 feet; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.1 feet plus or minus to highwater elevation of Alabama Power Company Lake (Lake Lay); thence follow said highwater elevation to eastern boundary line; thence along eastern boundary line to point of beginning. This tract of land being situated in the SE 1/4 of NE 1/4 of Section 11, Township 24 South, Range 15 East, Shelby County, Alabama.

Subject to easements of record, situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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PARCEL 10

Commence at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the North line of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of said Section 11 a distance of 1,397.86 feet to a point on the Westerly right of way line of Shelby County Highway No. 71; thence turn 109 degrees 48 minutes 07 seconds right and run Southwesterly along said right of way line 95.30 feet to a steel rebar corner; thence continue along last described course 17.31 feet to point; thence turn 04 degrees 36 minutes 35 seconds right to a chord and continue Southwesterly along said right of way line a chord distance of 171.32 feet to a steel rebar corner and the Point of Beginning of the property described; thence turn 03 degrees 55 minutes 27 seconds right to chord and continue along the Westerly margin of said Highway 71 a chord distance of 79.16 feet to a point; thence turn 03 degrees 09 minutes 54 seconds right from chord and continue along said margin a distance of 258.74 feet to a point; thence turn 80 degrees 02 minutes 54 seconds right and run Northeasterly along the North margin of Shelby County Highway No. 46 a distance of 112.12 feet to a point; thence turn 03 degrees 01 minutes 29 seconds left to chord and continue Northeasterly along said margin of said highway a chord distance of 44.33 feet to a point; thence turn 03 degrees 01 minutes 35 seconds left from chord and continue Northeasterly along said margin of said highway 100.97 feet to a point; thence turn 00 degrees 39 minutes 25 seconds left to chord and continue along said margin of said highway a chord distance of 33.07 feet to a point; thence turn 77 degrees 12 minutes 44 seconds right from chord and run northerly 177.45 feet to a point; thence turn 85 degrees 04 minutes 04 seconds right and run Easterly 442.54 feet to the Point of Beginning. Property is subject to any and all agreements, easements, limitations and/or restrictions of probated record and applicable law.

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Parcel 11

Begin at the Northwest corner of Section 11, Township 24 North, Range 15 East, and run thence East along the North boundary of said section 11 a distance of 3816.0 feet to the Northwest corner of property heretofore conveyed to my son, Russell R. Carden, which is the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run along the West line of said parcel heretofore conveyed to said Russell R. Carden 364.7 feet to the Southwest corner of said property heretofore conveyed to said Russell R. Carden; thence turn 78 deg. 22 min. right and run to a point of the West line of the NW 1/4 of NE 1/4 of Section 11; thence run North, along the West line of said NW 1/4 of NE 1/4 of Section 11 to the point of beginning.

Also from the Northwest corner of Sec. 11, Township 24 North Range 15 East, run East along the North boundary line of said Sec. 11 a distance of 3816.0 feet to the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run 364.7 feet; thence turn 101 deg. 38 min. left and run to a point on the East line of the NE 1/4 of NE 1/4 of said Section 11; thence run North, along the East line of said NE 1/4 of NE 1/4 of said Section 11 to the Northeast corner of said quarter quarter section; thence run West, along the North boundary line of said Section 11 to the point of beginning, less and except that portion thereof heretofore conveyed to Alabama Power Company, and less and except that portion thereof heretofore conveyed to said Russell R. Carden as shown by deed recorded in Deed Book 255, at page 243, Office of the Judge of Probate of Shelby County, Alabama, (which is included in the parcel described herein).

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