



20100909000293740 1/2 \$135.00  
 Shelby Cnty Judge of Probate, AL  
 09/09/2010 03:24:06 PM FILED/CERT

\$120,000 EBL

STATE OF ALABAMA )

SHELBY COUNTY )

**QUITCLAIM DEED  
 WITH A RESERVATION OF A LIFE ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00), and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **ELENE S. LIMBAUGH**, a single woman, hereinafter called "Grantor" does hereby GRANT, BARGAIN, SELL AND CONVEY, unto **ALAN R. LIMBAUGH**, a married man, **KATHY L. LIMBAUGH**, a single woman, and **KRISTI E. LIMBAUGH SANDERSON**, a married woman, hereinafter called "Grantees" in fee simple, **WITH A RESERVATION OF A LIFE ESTATE**, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 25, Township 19 South, Range 1 West described as follows:

Commence at the Northeast corner of said quarter-quarter section; thence West along the North line of said quarter-quarter section 420 feet to the point of beginning of boundary of tract of land herein described; thence continue along the last mentioned course 164.73 feet; thence 87 deg. 29 min. left Southerly 547.5 feet to the North right of way boundary of U.S. Highway No. 280; thence 87 deg. 08 min. left along said right of way 250 feet to the West right of way boundary of a 20 foot road; thence 92 deg. 52 min. left and northerly along last mentioned right of way 422 feet; thence 92 deg. 31 min. left along the South boundary of the cemetery parking lot 85 feet; thence 92 deg. 31 min. right along the West boundary of said parking lot 150 feet to the point of beginning, according to survey of James H. Seale, Registered Land Surveyor, dated June 22, 1968.

Subject to transmission line permit to Alabama Power Company.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Initials EBL

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this the 9th day of September, 2010, at Birmingham, Alabama.

GRANTOR:

Elene S. Limbaugh (L.S.)  
Elene S. Limbaugh

STATE OF ALABAMA )

SHELBY COUNTY )

ACKNOWLEDGMENT

I, Deborah Noble Quinn, a Notary Public for the State of Alabama at Large, hereby certify that **Elene S. Limbaugh**, whose name is signed to the foregoing Quitclaim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

Deborah Noble Quinn  
Notary Public  
My Commission Expires: 5/21/11

THIS DOCUMENT PREPARED BY:  
HARWELL LAW FIRM LLC  
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