


\$120,000 He

This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

QUIT CLAIM DEED


20101230000439180 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
12/30/2010 08:36:41 AM FILED/CERT

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to the hereinafter described GRANTOR, in hand paid by the hereinafter described GRANTEE, the receipt whereof is hereby acknowledged, **H. R. England, an unmarried man by and through his Attorney in Fact, Rita E. Bonnell pursuant to that Durable Power of Attorney dated September 12, 2002, GRANTOR**, does remise, quit claim and convey to **Rita E. Bonnell, Linda E. Hicks, and Lanis E. Taylor, Trustees of the Myra Jean England Special Needs Trust dated November 23, 2010, GRANTEE**, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein as if set forth full and at length.

SUBJECT TO:

1. Ad Valorem taxes for the year 2011 and subsequent years, said taxes being a lien but not due and payable until October 1, 2011.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

H.R. England, is the surviving joint tenant of that certain deed recorded in the Judge of Probate's records of Shelby County, Alabama, Deed Book 221, Page 731, the other joint tenant, Vera England having died on September 6, 2009.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTOR.

THE GRANTOR herein grant(s) full power and authority by this deed to the Trustee, and he, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further

proof of such authority; no person or entity paying money to or delivery property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said, **Rita E. Bonnell, Linda E. Hicks, and Lanis E. Taylor, Trustees of the Myra Jean England Special Needs Trust dated November 23, 2010**, its successors and assigns forever.

IN WITNESS WHEREOF, **H. R. England**, by and through her Attorney in Fact, Rita E. Bonnell has hereunto set his hand and seal, this 23rd day of November, 2010.

H.R. England

Rita E. Bonnell Attorney in Fact

By: **Rita E. Bonnell, Attorney in Fact**

THE STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **Rita E. Bonnell**, whose name as Attorney in Fact for **H. R. England**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 23rd day of November, 2010.

Chaulatte Hobbs
Notary Public
My Commission Expires: _____

(SEAL)
MY COMMISSION EXPIRES APRIL 19, 2014

EXHIBIT A


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A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, being more particularly described as follows: Commence at SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run North along the East line of said forty 414.07 feet to the North right of way of County Highway (said point also being North line of dirt road, which joins said County Highway) thence turn an angle of 126 deg. 45 min. to the left and run 45.4 feet along North right of way line of said County Road to the Southerly line of said dirt road for point of beginning of lot herein described; from said point of beginning continue in the same direction along the North right of way line of said County Road 193.7 feet; thence turn an angle of 80 deg. 05 min. to the right and run 180.2 feet; thence turn an angle of 90 deg. to the right and run 60.08 feet to the south right of way line of a dirt road; thence turn an angle of 58 deg. 29 min. 30 seconds to the right and run along south right of way line of said dirt road 250.46 ft. to the point of beginning.

Shelby County, AL 12/30/2010
State of Alabama
Deed Tax: \$120.00