


This Instrument was prepared by:
Grantor, with no review of Title

Please send tax notice to:
Lacey's Grove, POA, Inc.
3145 Green Valley Road
Birmingham, AL 35243


20110104000000310 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
01/04/2011 10:21:28 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one thousand and no/100, dollars (\$1000.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged,

LACEY'S GROVE, LLC

(herein referred to as grantor), does grant, convey and quitclaim unto

LACEY'S GROVE Property Owner's Association, Inc., (an Alabama not for profit Corporation)

(herein referred to as grantee), all of the Grantor's right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to wit:

See Legal Description Attached hereto as Exhibit A

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said **Lacey's Grove, LLC**, by **P.K. Smartt**, its, Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 2010.

Lacey's Grove, LLC, an Alabama Limited Liability Company

By:  (SEAL)

By: P.K. Smartt

Its: Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that **P.K. Smartt**, whose name as Member of Lacey's Grove, LLC an Alabama Limited Liability Company, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, **P.K. Smartt** as such member and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2010.


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JANUARY 7, 2012

EXHIBIT "A"
LEGAL DESCRIPTION

All of the following described property, located in Shelby County, Alabama:

Parcel I

Begin at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N1°08'57"E, along and with the East line of said quarter-quarter section, 1326.59 feet to the Northwest corner of said quarter-quarter section; thence S88°14'04"E, along and with the North line of said quarter-quarter section, 1211.57 feet to a point; thence S1°16'01"W 925.97 feet to a point; thence S86°57'08"E 123.79 feet to a point; thence S89°05'57"E 993.95 feet to the westerly right-of-way margin of Shelby County Highway 17 thence S2°27'06"W 400.31 feet to a point on the South line of the Southwest quarter of the Northwest quarter of Section 9; thence N88°51'54"W, along and with the South line of said quarter-quarter section, 985.08 feet to the southwest corner of said quarter-quarter section; thence N88°18'25"W, along and with the South line of the Southeast quarter of the Northeast quarter of Section 8, 1333.13 feet to the point of beginning, containing 47.01 acres, more or less.

Parcel II

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N1°08'57"E, along and with the East line of said quarter-quarter section, 1326.32 feet to a point, said point being the Point of Beginning; thence continue N01°08'57"E along the West line of the northeast quarter of the northeast quarter of said Section 8, 1324.48 feet to a point at the northwest corner of said quarter-quarter section; thence S88°15'09"E along the North line of said quarter-quarter section, 1336.32 feet to the Northeast corner of said Section 8; thence S89°08'15"E along and with the North line of the Northwest quarter of the Northwest quarter of Section 9, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, 808.87 feet to a point in the centerline of Beaver Dam Creek; thence southerly and easterly along the centerline of said Beaver Dam Creek the following 19 calls: S06°18'21"W, 84.48 feet to a point; thence N79°28'30"W, 44.25 feet to a point; thence S75°17'28"W, 51.07 feet to a point; thence S26°41'24"W, 51.48 feet to a point; thence S06°57'58"W, 14.02 feet to a point; thence S73°30'09"E, 26.77 feet to a point; thence S52°33'57"E, 121.10 feet to a point; thence S07°05'54"W, 48.55 feet to a point; thence S60°00'07"E, 33.24 feet to a point; thence S24°37'24"E, 93.31 feet to a point; thence S64°08'32"E, 58.15 feet to a point; thence S27°00'36"E, 39.50 feet to a point; thence S18°03'07"W, 42.69 feet to a point; thence S45°18'54"E, 85.64 feet to a point; thence S40°39'55"E, 135.24 feet to a point; thence S30°02'38"W, 31.16 feet to a point; thence S31°22'04"W, 17.00 feet to a point; thence S73°15'54"W, 115.67 feet to a point; thence S35°42'48"E, 108.55 feet to a point; thence leaving said Beaver Dam Creek centerline, S89°53'10"W, 919.55 feet to a point; thence N88°36'16"W, 125.19 feet to a point; thence

S01°16'01"W, 503.45 feet to a point on the South line of the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence along and with said South quarter-quarter section line N88°14'04"W, 1211.57 feet to the Point of Beginning, said tract containing 55.89 acres, more or less.

Parcel III

Commence at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N1°08'57"E 490.40 feet to the point of beginning; thence N88°18'23"W 1335.41 feet to a point on the West line of said quarter-quarter section; thence N1°03'13"E 2161.97 feet to the Northwest corner of the Northwest quarter of the Northeast quarter; thence S88°15'09"E, along and with the North line of said quarter-quarter section, 1339.03 feet to the Northeast corner of said quarter-quarter section; thence S01°08'57"W, along and with the East line of said quarter-quarter section, 2160.67 feet to the point of beginning, said parcel containing 66.34 acres, more or less.

Parcel IV

From the Northwest corner of Section 9, Township 21 South, Range 3 West, run thence East along an accepted segment of the North boundary of said Section 9 for a distance of 1152.20 feet to a point; thence turn 110 degrees 02 minutes 53 seconds right and run 391.70 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 290.00 feet to a point on the Westerly boundary of Shelby County Road #17 (80 foot R.O.W.); thence turn 90 degrees 00 minutes 00 seconds right and run 230.00 feet along said road boundary to a ½ inch rebar, being the point of beginning of herein described parcel of land; thence turn 71 degrees 11 minutes 20 seconds right and run 103.86 feet along an accepted property line to a ½ inch rebar on the bank of Beaverdam Creek; thence turn 108 degrees 01 minutes 08 seconds left and run 46.65 feet along an accepted property line to a 5/8 inch rebar; thence turn 73 degrees 06 minutes 55 seconds left and run 79.24 feet along an accepted property line to a 5/8 inch rebar on the Westerly boundary of aforementioned Shelby County road #17; thence turn 75 degrees 27 minutes 33 seconds left and run 44.00 feet along said road boundary to the point of beginning of herein described parcel of land, situated in the Northwest ¼ of the Northwest ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.

Less and Except the following described parcel:

From the Northwest corner of Section 9, Township 21 South, Range 3 West, run thence East along an accepted segment of the North boundary of said Section 9 for a distance of 1152.20 feet to a point; thence turn 110 degrees 02 minutes 53 seconds right and run 391.70 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 290.00 feet to a point on the Westerly boundary of Shelby County Road #17 (80 foot R.O.W.); thence turn 90 degrees 00 minutes 00 seconds right and run 230.00 feet along said road boundary to a ½ inch rebar, being the point of beginning of herein described parcel of land; thence turn 71 degrees 11 minutes 20 seconds right and run 50 feet along an accepted property line to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 10 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 47.61 feet to a point on the Westerly boundary of

said road; thence turn 103 degrees 26 minutes 04 seconds left and run 10.28 feet along Westerly boundary of said road to the point of beginning of herein described parcel of land containing 0.011 acres, more or less, situated in the Northwest ¼ of the Northwest ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.

ALL OF THE ABOVE DESCRIBED PROPERTY,

Less and Except the following:

Lots 1-57, Lot 58A, Lot 58B, and Lots 59-81, as recorded in Map Book 35, Page 137, Shelby County Office of the Judge of Probate.

Lots 82-220, as recorded in Map Book 38, Page 19, Shelby County Office of the Judge of Probate.

Shelby County, AL 01/04/2011
State of Alabama
Deed Tax: \$1.00