

This instrument was prepared by:  
**Foster & Associates, LLC**  
Atty. Alan L. Foster  
490 Wildwood North Circle, Suite 170  
Birmingham, AL 35209

**Send Tax Notice To:**  
Kimberly Lynn and Pedro Deleon

See Probate Case #PR-2009-000779

STATE OF ALABAMA )  
;  
SHELBY COUNTY )

# QUITCLAIM DEED

## Joint for Life with Remainder to Survivor

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One  
Dollar and 00/100 (\$1.00) ***FMV \$50,000.00*** [and other good and valuable considerations] in hand paid  
to the undersigned grantor(s), the receipt whereof is hereby acknowledged, the undersigned, **Kimberly**  
**Sprouse aka Kimberly Lynn Deleon, a married woman** , {(hereinafter called Grantor(s)}}, hereby  
RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Kimberly Lynn Deleon and**  
**Pedro Deleon** {(hereinafter called Grantee(s)} all the grantor's right, title, interest, and claim in or to the  
following described real estate, for and during their joint lives as joint tenants and upon the death of either  
of them, then to the survivor of them in fee simple, together with every contingent remainder and right of  
reversion, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A"**

**\*SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR NOR THE GRANTOR'S SPOUSE.  
SUBJECT TO ANY RECORDED OR UNRECORDED LIENS, CONVEYANCES, CLAIM(S) BY ANY OTHER  
PARTY AND ENCUMBERANCES.  
SUBJECT TO AD VALOREM TAXES ACCRUED, BUT NOT PAYABLE.**

TO HAVE AND TO HOLD to said GRANTEE(S), his/their heirs and assigns forever.

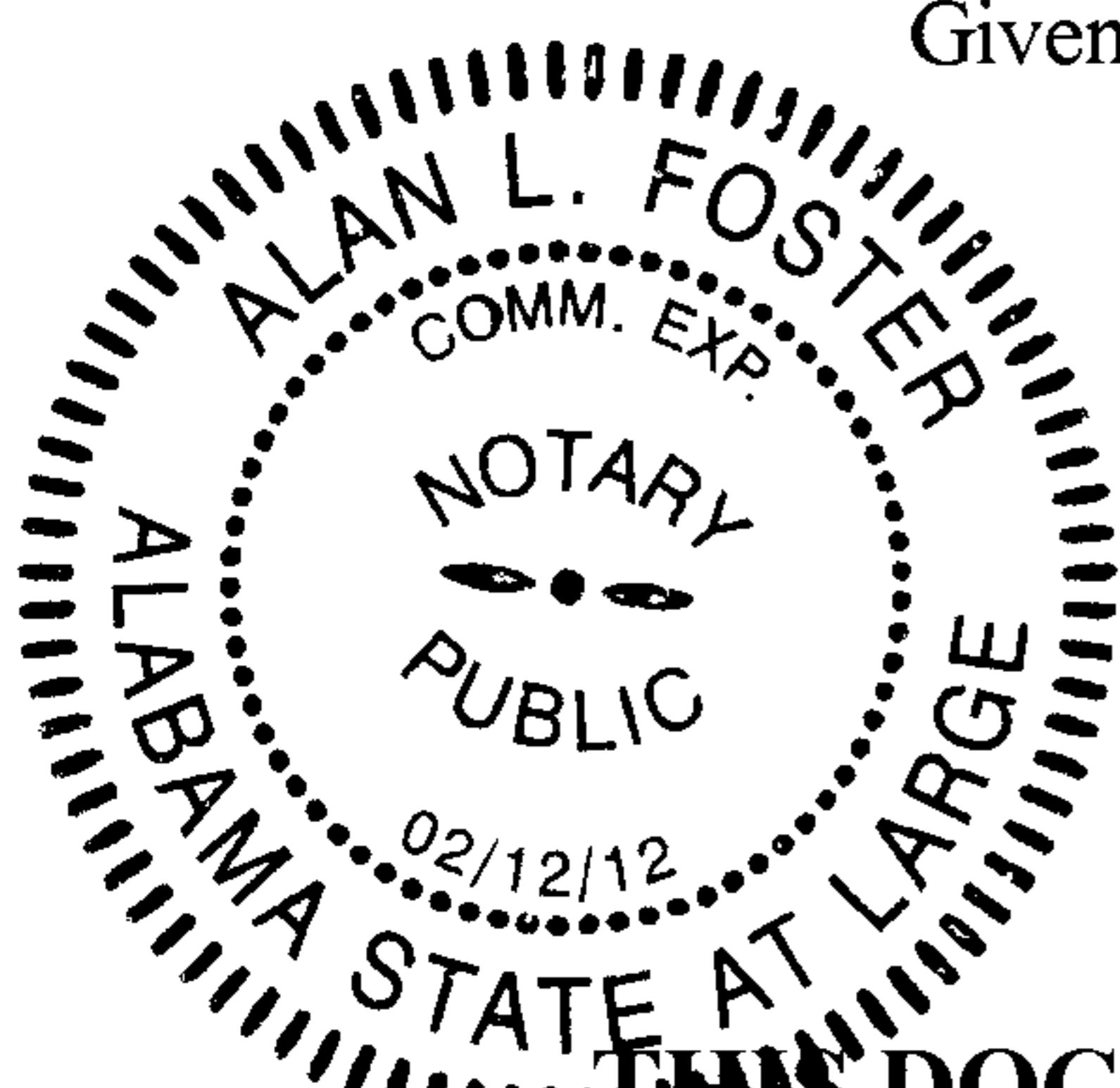
Given under my hand and my seal, this the 13TH day of April, 2011.

Kimberly Sprouse  
Kimberly Sprouse

State of Alabama )  
: )  
County of SHELBY )  
: )  
ACKNOWLEDGMENT

On this 13TH day of April, 2011 I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Kimberly Sprouse aka Kimberly Lynn Deleon**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 13<sup>th</sup> day of April, 2011.



NOTARY PUBLIC  
My Commission Expires: February 12, 2012

THIS DOCUMENT WAS PREPARED WITHOUT TITLE SEARCH OR SURVEY. NO GUARANTEE IS MADE AS TO THE ACCURACY OF ANY REPRESENTATION MADE HEREIN



Shelby County, AL 05/03/2011  
State of Alabama  
P. 475 252-25

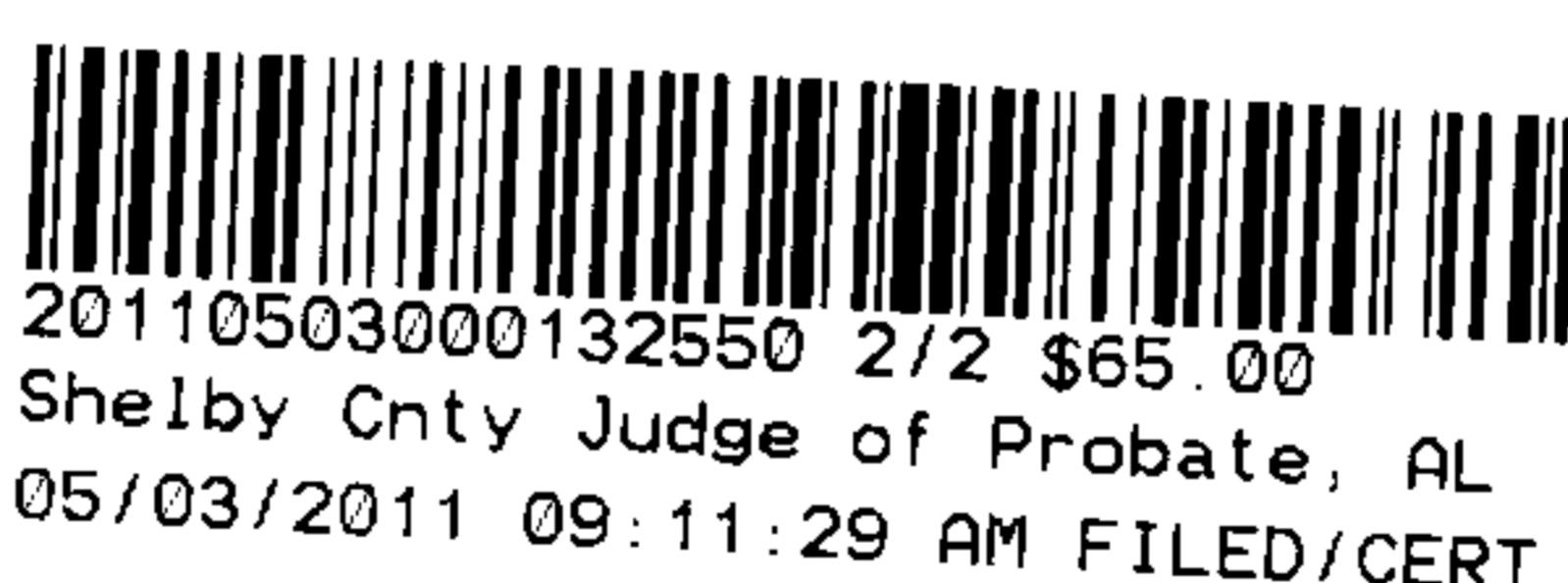
20110503000132550 1/2 \$65.00  
Shelby Cnty Judge of Probate, AL  
05/03/2011 09:11:29 AM FILED/CERT

EXHIBIT "A"

**State of Alabama**

**County of Shelby**

**A lot in the NW1/4 of the NW1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NW1/4 of the NW1/4 of Section 2, Township 21 South, Range 3 West; thence run South along the West line of said 1/4-1/4 Section a distance of 315 feet to the point of beginning; from this point continue south along the west line of the 1/4-1/4 section a distance of 47.40 feet; thence turn an angle of 83 deg. 13 min. to the left and run a distance of 146.00 feet; thence turn an angle of 96 deg. 47 min. to the left and run a distance of 71.21 feet; thence turn an angle of 92 deg. 35 minutes to the left and run a distance of 145.06 feet to the point of beginning. Situated in the NW1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama. Also, Begin at the Northwest corner of Section 2, Township 21 South, Range 3 West, and run East along the North line of said Section 143 feet; thence turn an angle of 87 deg. 41 min. to the right and run 302.67 feet; thence turn an angle of 87 deg. 25 min. to the right and run 143.1 feet to the West line of said Section; thence turn an angle of 92 deg. 35 min. to the right and run 315 feet to the point of beginning. Less and Except: that portion of the above described property conveyed by deed recorded in Real Record 125, Page 920 in the Probate Office of Shelby County, Alabama.**



**RECORDER'S MEMORANDUM**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.