


Shelby County, AL 06/30/2011
State of Alabama
Deed Tax: \$4.00


20110630000190390 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/30/2011 01:23:29 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

VALUE \$3,741.51

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Thousand, Seven Hundred, Forty One and 51/100 Dollars (\$3,741.51) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to JCD Lands, LLC (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Tract 1:

A parcel of land situated in the NW ¼ of the NE ¼ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a rebar capped RCFA at the NW corner of Lot 10 of Oak Park Highlands Sector 3 as recorded in Map Book 26 Page 136 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 67° 29' 49"E along the northern line of Lot 10 a distance of 193.48 feet to a rebar capped RCFA at the NW corner of Lot 9 of said subdivision; thence S 84° 18' 59"E along the northern line of Lot 9 a distance of 205.72 feet to a rebar capped RCFA at the NE corner of Lot 9 and on the Westerly right-of-way of Shelby County Highway 52; thence N 27° 06' 00"W along said right-of-way a distance of 143.05 feet to a point of curve to the right having a central angle of 8° 41' 02" and a radius of 612.96', said curve subtended by a chord bearing N 22° 45' 29"W and a chord distance of 92.81 feet; thence along the arc of said curve and along said right-of-way a distance of 92.90 feet to a rebar capped EDG; thence S 46° 38' 45"W and leaving said right-of-way a distance of 388.36 feet to the POINT OF BEGINNING. Said parcel of land contains 0.77 acres, more or less.

Tract 2:

A parcel of land located in the Northeast ¼ of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of said Northeast ¼; thence in a southerly direction along the easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a county road; thence 57°03' right, in a Southwesterly direction along said right of way line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence in a southwesterly direction along said curve and right of way line, a distance of 194.16 feet to the point of beginning; thence continue along said curve and right of way line a distance of 200.00 feet; thence 104°38'42" right from a line tangent to said curve, in a northwesterly direction, a distance of 639.01 feet to the intersection with the north line of said Northeast ¼; thence 115°09'39" right, in an easterly direction along said north line, a distance of 311.00 feet; thence 74°49'12" right, in a southeasterly direction, a distance of 470.99 feet to the point of beginning. Situated in Shelby County, Alabama.

No title opinion as to the above described property was requested by the grantor or grantee and Preparer offers no opinion as to the title to the above described property.

The above described property was sold to the State of Alabama for non payment of the ad valorem taxes for the tax year 2008. In addition the taxes for 2009 and 2010 have not been paid, The consideration stated in this deed is the amount of all past due taxes owed on the above described property to the State of Alabama through May 31, 2011. All parties acknowledge that this consideration is sufficient to bind the parties to this deed.

Subject to all rights of way, easements, covenants and restrictions of record.

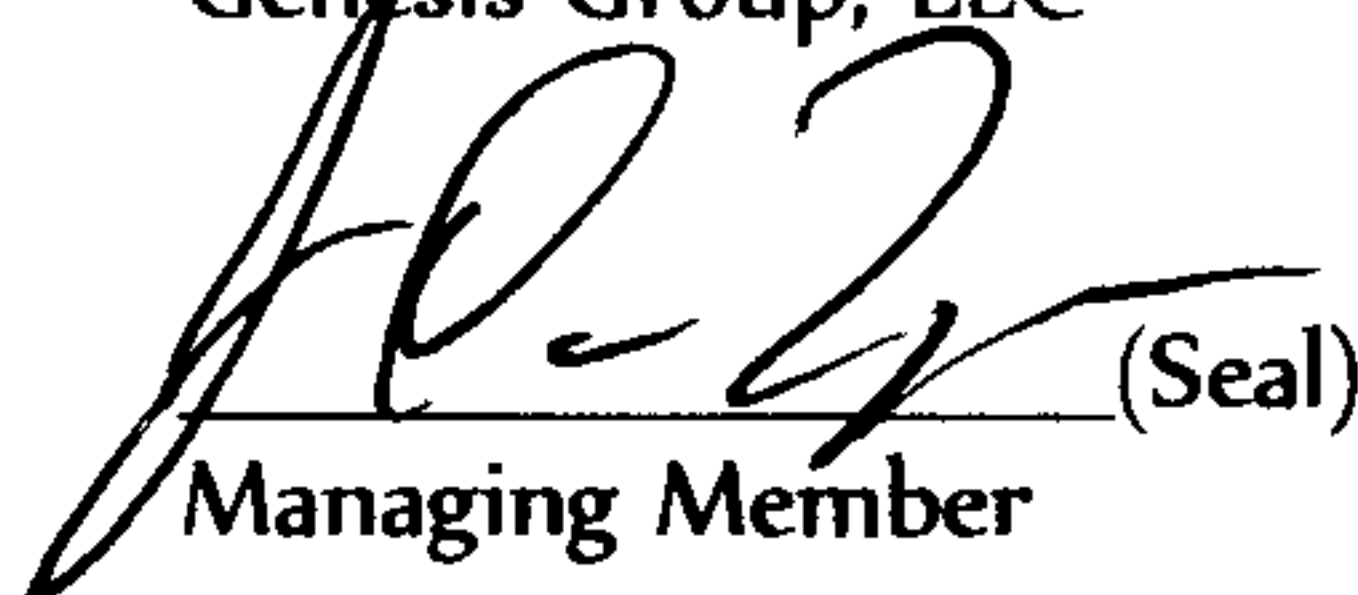
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hand and seal on this ____ day of June, 2011.

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Genesis Group, LLC

 (Seal)
Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan Taylor, whose name as Member of Genesis Group, LLC 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, he as Managing Member of Genesis Group, LLC, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23 day of June, 2011.



Notary Public

My Commission Expires: 4-22-14

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JCD Lands, LLC
15 Southlake Lane, Suite 100
Birmingham, Alabama 35244