



20111209000373220 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
12/09/2011 12:34:03 PM FILED/CERT

After Recording Return to:

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Shelby County, AL 12/09/2011
State of Alabama
Deed Tax: \$59.50

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**STATE OF ALABAMA
SHELBY COUNTY**

Mail Tax Statements To:

James P Beretta & Jacqueline Beretta
224 Jasmine Hill Road
Pelham, AL 35124

ASSESSED VALUE \$59,260

Tax ID: 10-8-28-0-001-028.011

File #: CLE-AL-11BERJ407

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, we, JAMES P BERETTA, a married man who acquired title as unmarried, herein joined by his spouse JACQUELINE BERETTA, for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to JAMES P BERETTA and JACQUELINE BERETTA, husband and wife, whose address is 224 Jasmine Hill Road, Pelham, AL 35124, (hereinafter called Grantees) all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 10-8-28-0-001-028.011

Commonly known as 224 Jasmine Hill Road, Pelham, AL 35124

TO HAVE AND TO HOLD to said **GRANTEES** forever.



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Given under my hand this 23rd day of NOV, 2011.

Witness

Printed Name

Witness

Printed Name

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES P BERETTA and JACQUELINE BERETTA, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 23rd day of NOV, 2011.

Shevis Singleton
NOTARY PUBLIC

My Commission Expires:

Prepared By:

Angelina Whittington
Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546



20111209000373220 3/3 \$77.50
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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 840.21 FEET TO A POINT; THENCE DEFLECT 87° 44' 20" AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 1406.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG LAST DESCRIBED COURSE IN A SOUTHERLY DIRECTION A DISTANCE OF 268.51 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 90° 31' 30" AND RUN TO THE RIGHT IN A WESTERLY DIRECTION A DISTANCE 403.77 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 90° 00' 00" AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION A DISTANCE OF 268.50 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 90° 00' 00" AND RUN TO THE RIGHT IN AN EASTERLY DIRECTION A DISTANCE OF 406.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL INCLUDES AND IS SUBJECT TO A 60 FOOT EASEMENT FOR INGRESS/EGRESS AND UTILITIES ALONG JASMINE HILL ROAD, SAID EASEMENT LYING 30 FEET ON EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 840.21 FEET TO A POINT; THENCE DEFLECT 87° 44' 20" AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 1193.11 FEET TO A POINT; THENCE DEFLECT 89° 28' 30" AND RUN TO THE RIGHT IN A WESTERLY DIRECTION A DISTANCE OF 408.68 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE DEFLECT 90° 00' 00" AND RUN TO THE LEFT IN A SOUTHERLY DIRECTION A DISTANCE OF 913.50 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25° 10' 10" AND A RADIUS OF 1450.00 FEET IN A SOUTHERLY TO SOUTHEASTERLY DIRECTION A DISTANCE OF 636.97 FEET TO A POINT; THENCE RUN TANGENT TO LAST DESCRIBED CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 704.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #119 AND THE END OF THE HEREIN DESCRIBED CENTERLINE.

Parcel ID: 10-8-28-0-001-028.011

Commonly known as 224 Jasmine Hill Road, Indian Springs, AL 35124
However, by showing this address no additional coverage is provided