

\$500.00 LJA

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Shelby County, Alabama**, a political subdivision of the State of Alabama, hereby remises, releases, quit claims, grants, sells, and conveys to **Larry R. Johnston** and **Deborah C. Johnston** (hereinafter called Grantees), all of its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast one-quarter of Section 6 Township 19 South, Range 1 West Shelby County, Alabama, said parcel being a part of that certain area labeled Drainage Area on the Little Ridge Estates Subdivision as recorded in Map Book 9, Page 174 in the Office of the Judge of Probate Shelby County, Alabama and being more particularly described as follows:

Begin at the Southwest corner of Lot 6 of said Little Ridge Estates Subdivision, said point also being on the Northern-most right of way of Little Ridge Drive (60' R.O.W.); thence run in a Westerly direction along said right of way for a distance of 108.00 feet to the point of beginning of a tangent curve turning to the right, said curve having a radius of 227.23 feet, a central angle of 22 degrees 00 minutes 00 seconds, and a chord distance of 86.72 feet; thence run along the arc of said curve and along said right of way for a distance of 87.25 feet; thence run along a line tangent to said curve and along said right of way for a distance of 36.86 feet to a point on the Eastern-most line of that certain tract of land described in Instrument 1994-03176 as recorded in the Office of the Judge of Probate Shelby County, Alabama; thence leaving said right of way run in a Northeasterly direction along said East line for the following calls; turn an interior angle to the left of 66 degrees 00 minutes 25 seconds and run in a Northeasterly direction for a distance of 46.80 feet; thence turn an interior angle to the left of 195 degrees 11 minutes 20 seconds and run in a Northeasterly direction for a distance of 60.48 feet; thence turn an interior angle to the left of 152 degrees 35 minutes 04 seconds and run in a Northeasterly direction for a distance of 171.56 feet to a point on the North line of said Little Ridge Estates Subdivision and on the North line of the Southeast one-quarter of said Section 6; thence turn an interior angle to the left of 136 degrees 42 minutes 55 seconds and run in an Easterly direction along said North line for a distance of 17.17 feet to the Northwest corner of the afore mentioned Lot 6; thence turn an interior angle to the left of 101 degrees 30 minutes 19 seconds and run in a Southerly direction along the West line of said Lot 6 for a distance of 201.74 feet to the POINT OF BEGINNING. Said parcel contains 29,813 square feet or 0.68 acres more or less.

Subject to:

1. All easements, rights, and restrictions
2. Property Taxes



20111219000382790 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
12/19/2011 11:30:37 AM FILED/CERT

This conveyance is made by Shelby County without any warranty as to title and is subject to all applicable easements, rights of way, restrictions and the payment of ad valorem taxes. The quitclaim conveyance herein made is subject to the following additional terms, conditions and restrictions:

1. There is reserved in favor of Shelby County, and the public, the right of free and uninterrupted drainage and flow of surface and other water across said property and premises in perpetuity.

2. Grantees, their heirs, successors and assigns shall not change or modify the topography, ground surface or elevation of said property or otherwise change or modify the flow of water onto, across or from the above described property.

3. Grantees, their heirs, successors and assigns shall not develop said property or construct or build thereon any building, lake, pond or structure.

Grantor reserves in favor of itself and the general public a drainage easement over and across said property, together with the right of free and uninterrupted flow of water over and across said property as currently exists.

Grantor further reserves the unlimited right and easement to install water, gas, electric, sewer and other utilities over and across said property now and at any time in the future.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand and seal this 10 day of October, 2011.

SHELBY COUNTY, ALABAMA

ATTEST:

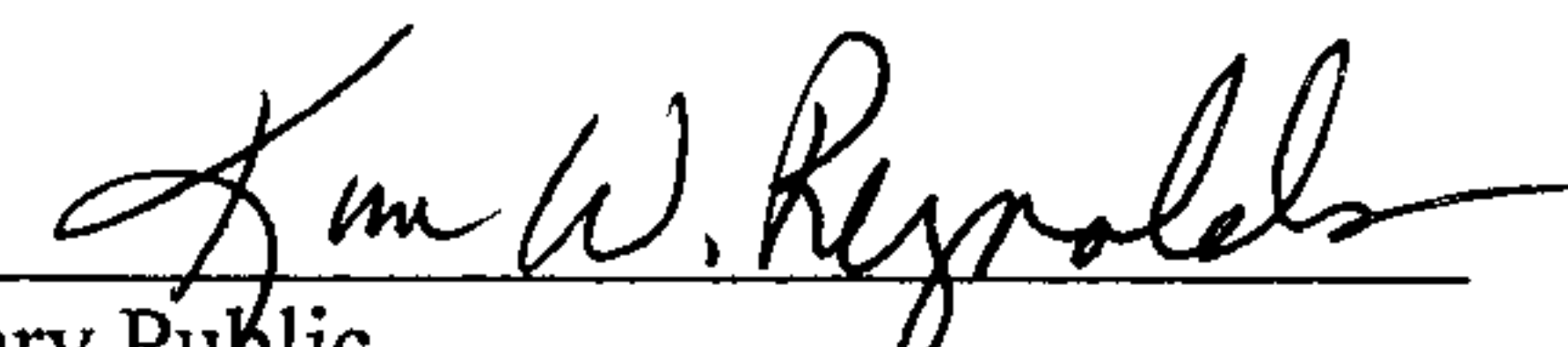


STATE OF ALABAMA
COUNTY OF SHELBY

By: 
Alex Dudchock, County Manager

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a political subdivision of the State of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such County Manager and with full authority, executed the same voluntarily for and as the act of said Shelby County, Alabama.

Given under my hand and official seal, this the 10 day of October, 2011.


Notary Public

My Commission Expires October 21, 2012

