



\$25,000.00 AK

GRANTEE'S ADDRESS:

87 Milan Dr
Vincent, AL 35178

STATE OF ALABAMA,

QUIT CLAIM DEED

COUNTY OF TALLADEGA.

KNOW ALL MEN BY THESE PRESENTS, that on this the 6th day of February, ~~2011~~²⁰¹², that for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, JOHNNY W. KNOX, a married man, hereby remises, releases, quits claim, grants, sells, and conveys to AMY J. KNOX, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:3

See attached Exhibit "A".

TO HAVE AND TO HOLD to the said GRANTEE, AMY J. KNOX, forever. Given under my hand and seal, this 6th day of February, ~~2011~~²⁰¹².

Johnny W. Knox (SEAL)
JOHNNY W. KNOX

STATE OF ALABAMA,

Talladega COUNTY.

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JOHNNY W. KNOX whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of February, ~~2011~~²⁰¹².

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED FROM A
DESCRIPTION PROVIDED BY THE PARTIES
WITH NO EXAMINATION OF TITLE BY:
Rumsey and Wilkins
Post Office Drawer 1325
Sylacauga, Alabama 35150
(256) 245-1930

EXHIBIT "A"

20120208000047330 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
02/08/2012 11:22:17 AM FILED/CERT

A parcel of land to be conveyed being a part of Shelby County, Alabama, lying in Township 19 South, Range 2 East and more particularly described: Commence at the Northeast corner of Section 22 of above named Township and Range and go West 1332.13' to a point; thence go South at right angle to the last bearing 232.00' to a point; thence West 529.19' to a point; thence South 264.55' to a point; thence South 76.55' West 113.29' to the point of beginning for the description of the parcel to be conveyed: continue on the same course 28 feet to a point; thence North 22.53' West 105 feet thence North 76.55' East 21 feet: thence South 22.53' East 105 feet to the point of beginning; and

Commence at the NE corner of Section 22, Township 19 South, Range 2 East and run West along the section line a distance of 1332.13 feet to a point; thence go South at a right angle to the last bearing 232 feet to a point; thence West parallel to the North line of said section a distance of 529.19 feet to a point; thence South parallel to the East line of said section a distance of 180.00 feet to the point of beginning; thence continue along last described course 84.55 feet; thence turn an angle to the right and run South 76 deg. 55 min. West 113.29 feet; thence turn an angle to the right and run North 22 deg. 53 min. West 105 feet, said point being the Northeast corner of Deed Book 315, Page 466, being property of William B. Jones and Mildred L. Jones; thence run Northerly parallel to the East line a distance of 20 feet to the Southwest corner of property of Leaborn Jeffries and wife, Nellie Jeffries as recorded in Instrument No. 1994-25966; thence run in an Easterly direction along the South line of said deed a distance of 145 feet more or less to the Point of Beginning.

ALSO CONVEYED hereby is an easement described as follows for ingress and egress: Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East; thence run West along the section line a distance of 1332.13 feet to a point; thence go South at a right angle to the last bearing 232 feet to a point; thence run Westerly parallel to the North line of said section a distance of 954.92 feet to a point on the East right-of-way of Milam Road; thence run Southeasterly along said East right-of-way a distance of 220.22 feet to the point of beginning of herein described easement; thence turn an angle to the left of 90 deg. from said right-of-way and run in a Northeasterly direction a distance of 270.62 feet to a point; thence turn an angle to the right of 90 deg. and run a distance of 20 feet to the South line of said easement, also being on the South line of a gravel drive, currently in place; thence turn an angle to the right and run in a Southwesterly direction a distance of 270.62 feet to a point 20 feet South of the Point of Beginning; thence run Northerly 20 feet to the Point of Beginning.