



20120214000054080 1/2 \$132.50
Shelby Cnty Judge of Probate, AL
02/14/2012 08:29:11 AM FILED/CERT

Send tax notice to:
CHERYL M. EDMONDSON
2646 CHANDAFERN DRIVE
PELHAM, AL 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 VALLEYDALE ROAD, SUITE A-2
BIRMINGHAM, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

TITLE NOT EXAMINED

QUIT CLAIM DEED

Consideration \$117,432²⁶

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand Dollars (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned CHERYL M. EDMONDSON, an unmarried person and JAMES MICHAEL MARTIN, a married man (hereinafter referred to as the "Grantors") by CHERYL M. EDMONDSON (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, release, remise, quitclaim, and convey unto the Grantees, all rights, title and interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

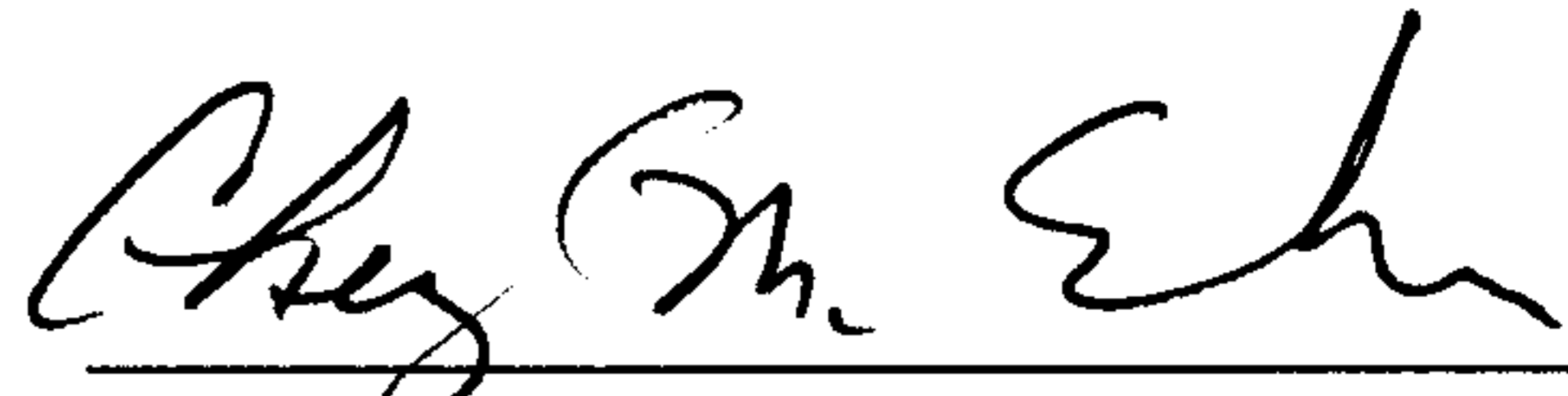
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH ALONG THE SAID QUARTER-QUARTER SECTION LINE FOR 201.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE FOR 199.47 FEET; THENCE TURN AN ANGLE OF 91 DEG. 39 MIN. LEFT AND RUN 430.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #49; THENCE TURN AN ANGLE OF 116 DEG. 28 MIN. LEFT AND RUN ALONG SAID RIGHT OF WAY LINE FOR 222.67 FEET; THENCE TURN AN ANGLE OF 63 DEG. 32 MIN. LEFT AND RUN 326.48 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THIS PROPERTY IS NOT THE HOMESTEAD OF JAMES MICHAEL MARTIN OR HIS SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not

survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 1ST day of December, 2011

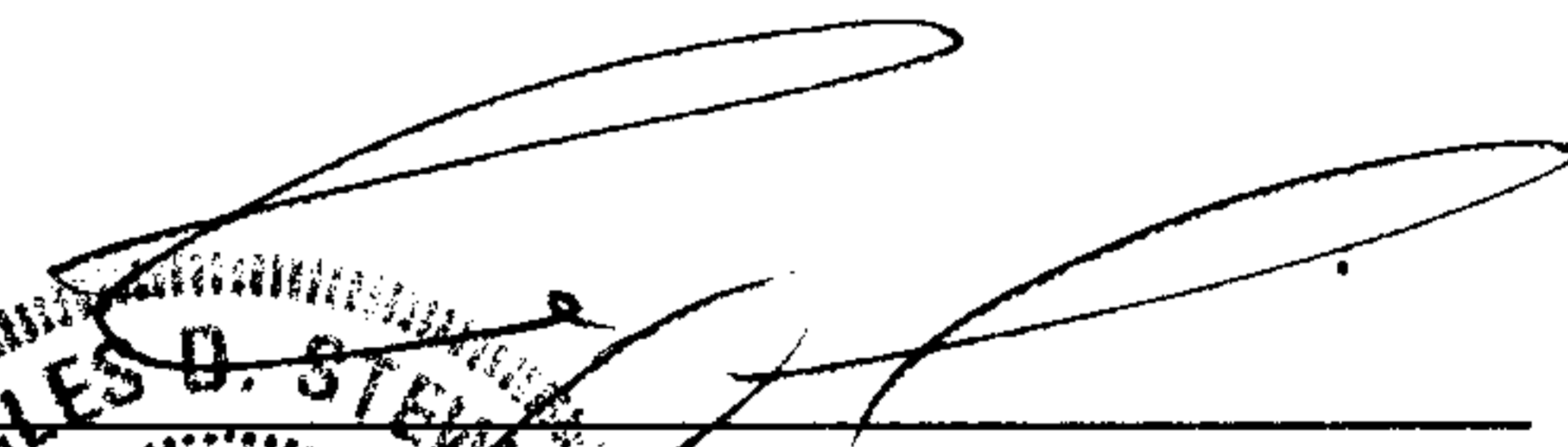


CHERYL M. EDMONDSON



JAMES MICHAEL MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHERYL M. EDMONDSON AND JAMES MICHAEL MARTIN, 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 the same bears date.

Given under my hand and official seal this the 1st day of December, 2011.



Print Name: Charles D. Steinhilber
Commission Expires: 2012
ALABAMA
NOTARY PUBLIC
4-13-12


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