

This Instrument Prepared By:

Foster D. Key, Attorney at Law
P.O. Box 360345
Birmingham, AL 35236

Send Tax Notice To:

James R. Cortright, III and Merissa W. Cortright
732 4th Street SW
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY



20120302000074640 1/1 \$40.00
Shelby Cnty Judge of Probate, AL
03/02/2012 10:54:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWENTY EIGHT THOUSAND AND NO/100 (\$28,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, I, **RICHARD W. CHANDLER, A MARRIED MAN** (herein referred to as "GRANTOR") do remise, release, quitclaim, grant, bargain, sell and convey unto **JAMES R. CORTRIGHT, III AND MERISSA W. CORTRIGHT** (herein referred to as "GRANTEEES") the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 2, according to the Survey of Joseph's Subdivision, as recorded in Map Book 8 page 122, in the Probate Office of Shelby County, Alabama.

1. Reciprocal Easement Agreement as recorded in Instrument No. 20021105000549460 in the Probate Office.
2. A 35 foot building setback line from 4th Street Southwest as recorded in Map Book 8 page 122 in the Probate Office. Said building line has been violated in that the porch overlaps said line as shown on survey dated July 16, 1993 by Laurence D. Weygand.
3. A 5 foot easement along the northeasterly side of lot and a 10 foot easement on the southwesterly side of lot as shown on recorded Map Book 8 page 122 in the Probate Office.
4. Encroachment(s) of fence into easement(s) as shown on survey dated July 16, 1993 by Laurence D. Weygand.
5. Restrictive Covenants, if any.
6. Also subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.
7. 2012 ad valorem taxes which are a lien but not yet due and payable until October 1, 2012.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has set his hand and seal this 2nd day of March, 2012.

THE SUBJECT PROPERTY HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.


RICHARD W. CHANDLER {L.S.}

Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$28.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **RICHARD W. CHANDLER**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of March, 2012.


Notary Public
My commission expires _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 2, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS