

Shelby Cnty Judge of Probate, AL 03/06/2012 12:12:49 PM FILED/CERT

Shelby County, AL 03/06/2012 State of Alabama Deed Tax:\$120.50

Commitment Number: 201201007

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return to:

Please return after recording to Republic Title Agency, Inc. 55 West Central Avenue Springboro, Ohio 45066

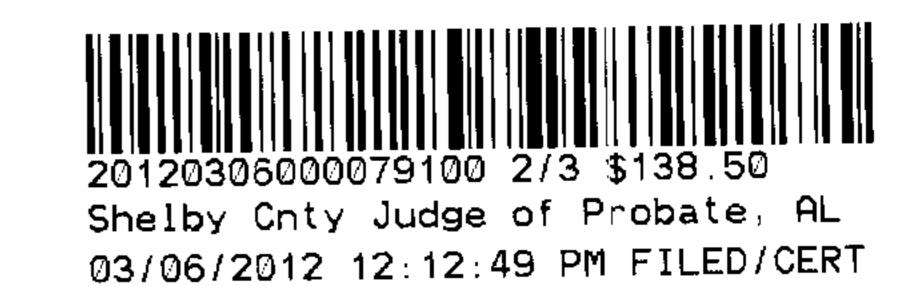
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07-2-10-3-000-001.004

QUITCLAIM DEED

Kristi R. Childers married to grantee Jason W. Childers, hereinafter grantor, of Shelby County, Alabama, for \$10.00 (ten dollars and no cents) in consideration paid, grant and quitclaim to Jason W. Childers, hereinafter grantee, whose tax mailing address is 1764 Highway 81, Vincent, AL 35178, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

AN UNDIVIDED ONE-HALF (1/2) INTEREST:

SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT: A PART OF THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 10, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND PROCEED SOUTH 1 DEG. 09 MIN. 00 SEC. WEST ALONG THE WEST BOUNDARY FOR A DISTANCE OF 1081.31 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD 81, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING PROCEED SOUTH 51 DEG. 58 MIN. 43 SEC. EAST ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD 81 FOR 58.94 FEET; THENCE



MIN. 56 SEC. WEST 222.81 FEET; THENCE PROCEED SOUTH 84 DEG. 49 MIN. 37 SEC. WEST FOR 162.40 FEET TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF SAID NE 1/4 - SW 1/4; THENCE PROCEED NORTH 1 DEG. 09 MIN. 00 SEC. EAST ALONG THE WEST BOUNDARY OF SAID SE 1/4-NW 1/4 AND THE NE 1/4-SW 1/4 FOR 431.51 FEET BACK TO THE POINT OF BEGINNING. ACCORDING TO THE OCTOBER 5, 2000 SURVEY BY BILLY R. MARTIN AL. LS. NO. 10559. PARCEL: 07-2-10-3-000-001.004 & 07-2-10-2-000-003.001 COMMONLY KNOWN AS: 1764 HIGHWAY 81, VINCENT, ALABAMA 35178 Property Address is: 1764 Highway 81, Vincent, AL 35178

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 2002-05202



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Executed by the undersigned on $f(2)$. $f(6)$,	2012:
Kust R. Chiodel	In W. Older
Kristi R. Childers	Jason W. Childers
STATE OF Albania COUNTY OF Shelby	
	e aforesaid County and State, hereby certify that ose name is signed to the foregoing conveyance,
	re me on this date that, being informed of the
contents of the conveyance, $\frac{he}{she}$, executed that date.	he same voluntarily on the day the same bears
$^{\bullet}$	+h
Given under my hand an official seal this $l\omega$	
	Notary Public Seal
Grantees' Names and Address:	LINDA J. SINGLETON Notary Public Alabama
Jason W. Childers and Kristi R. Childers	St. Clair County My Comm. Expires February 6, 2016
1764 Highway 81, Vincent, AL 35178	
Send tax statement to grantees	