

20120306000079100 1/3 \$138.50  
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.

(1)

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**

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### **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 Feb. 16<sup>th</sup>, 2012:

Kristi R. Childers  
Kristi R. Childers

Jason W. Childers  
Jason W. Childers

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Kristi R. Childers** and **Jason W. Childers**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, ~~he/she~~ <sup>they</sup> executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 16<sup>th</sup> day of Feb, 2012

Linda J. Singleton  
Notary Public

Grantees' Names and Address:

<b>Jason W. Childers and Kristi R. Childers</b>
<b>1764 Highway 81, Vincent, AL 35178</b>
<b>Send tax statement to grantees</b>

