



20120322000099770 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/22/2012 12:15:21 PM FILED/CERT

This instrument was prepared by:
Joy Braswell Averett, Esq.
MARTIN, RAWSON & WOOSLEY, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS DEED, executed this 2nd day of March, 2012, by JULIA G. HOOVER n/k/a JULIA G. JENKINS and husband, Fred Jenkins (collectively "Grantor"), in favor of MICHAEL R. RILEY and wife, BRENDA C. RILEY (collectively "Grantee");

RECITALS:

1. Michael R. Riley and wife, Brenda C. Riley, executed that certain Warranty Deed, dated January 21, 2000, in favor of William H. Hoover and wife, Julia G. Hoover, as joint tenants, conveying real property situated in Shelby County, Alabama, recorded as Instrument No. 2000-02408 in the probate office of such county (the "Deed").
2. The Deed incorrectly described the real property to be conveyed thereunder.
3. The purpose of this deed is to clear title and to correct the legal description set forth in the Deed to reflect the true intention of the parties, being that Michael R. Riley and wife, Brenda C. Riley hold title to that property described in the attached Exhibit A, and that Julia G. Hoover n/k/a Julia G. Jenkins hold title to that property described in the attached Exhibit B.
4. William H. Hoover, a joint grantee with Julia G. Hoover under the Deed, is deceased. Julia G. Hoover has remarried and is now known as Julia G. Jenkins.

WITNESSETH:

NOW, THEREFORE, in consideration of premises, for ten dollars (\$10.00) and other due, good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby release, quitclaim, grant, sell and convey to Grantee all of Grantor's right, title, interest, and claim in or to the following property, situated in Shelby County, Alabama:

A portion of Plot 2 according to Survey made of Lee Street Estates by Alton Young in March, 1963, as shown by recorded in Map Book 4, Page 80, in the Probate Office of Shelby County, Alabama, which said portion is more particularly described as follows: From the Northeast corner of Section 22, Township 19 South, Range 2 West, run Westerly along the North boundary line of said Section 22 a distance of 943.09 feet, more or less, to a point in the center of a county road, thence turn an angle of 78 degrees 32 minutes to the right and run North 33.28 feet; thence turn an angle of 75 degrees 11 minutes 20 seconds to the left and run 407.04 feet to the Northeast corner of Aubrey N. and Elizabeth L. Franklin lot; thence turn an angle of 103 degrees 57 minutes to the left and run along the East line of said Franklin lot 148.5 feet to the

Point of Beginning; thence continue last described course in a Southerly direction along said Franklin lot a distance of 163.36 feet to the center line of a 50 foot dedicated road; thence turn left an angle left of 71 degrees 50 minutes and run in an Easterly direction along the center line of said dedicated road a distance of 366.49 feet to the center line of county road; thence turn an angle of 93 degrees 32 minutes to the left and run Northerly along the centerline of said county road a distance of 100 feet; thence turn an angle left of 8 degrees 11 minutes and continue Northerly a distance of 88.0 feet; thence turn left an angle of 83 degrees 30 minutes and run in a Westerly direction a distance of 393.5 feet, more or less, to the Point of Beginning. LESS AND EXCEPT any part of said land lying within the public road right of way.

TO HAVE AND TO HOLD, to said Grantee and to the heirs, successors and assigns of Grantee forever.

IN WITNESS WHEREOF, said GRANTOR has executed this conveyance under seal, this the 2nd day of March, 2012.

"GRANTOR:"

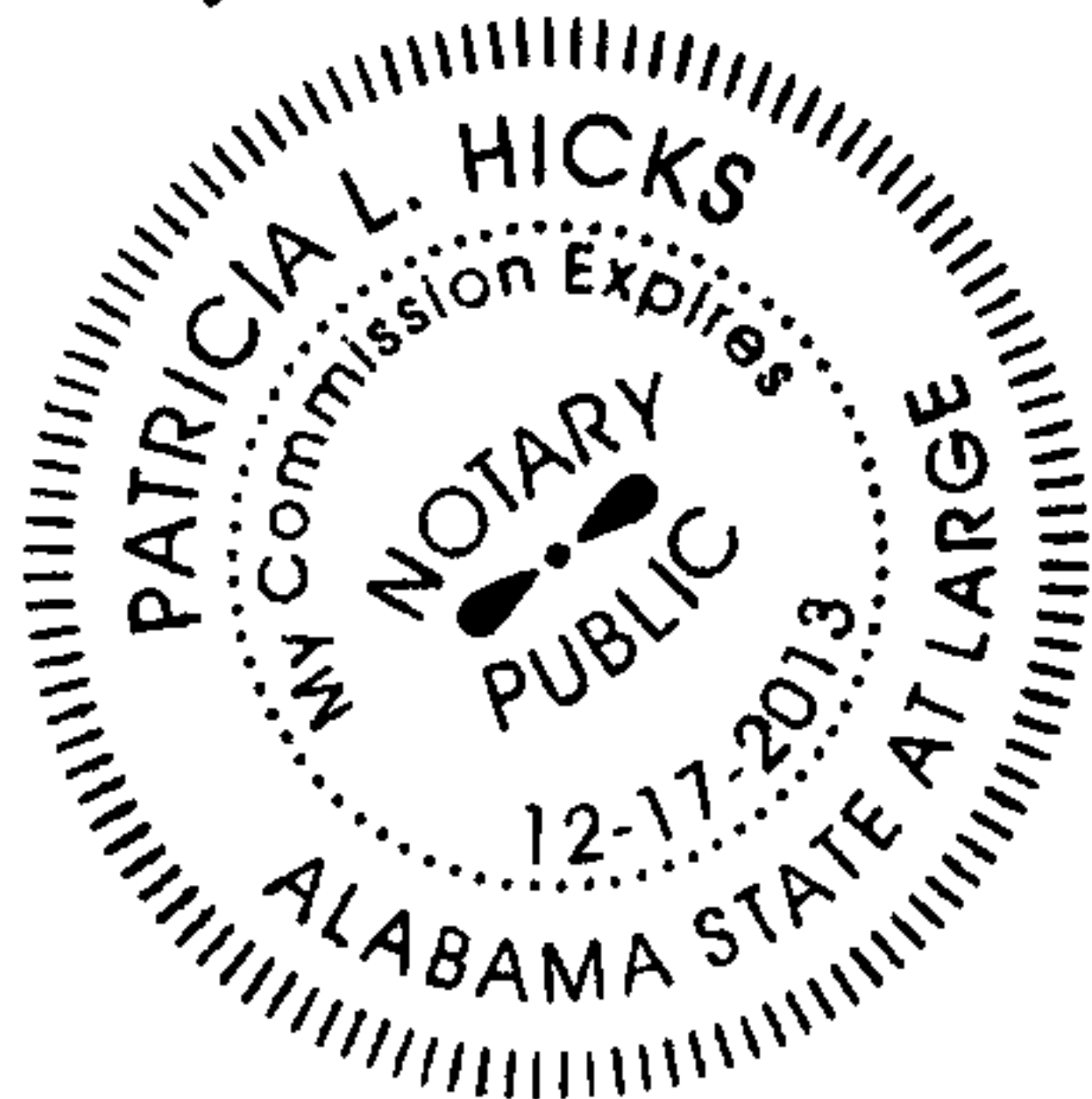
Julia G. Jenkins [SEAL]
JULIA G. HOOVER n/k/a JULIA G. JENKINS

Fred W. Jenkins [SEAL]
FRED JENKINS

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JULIA G. HOOVER n/k/a JULIA G. JENKINS and husband, FRED JENKINS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

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

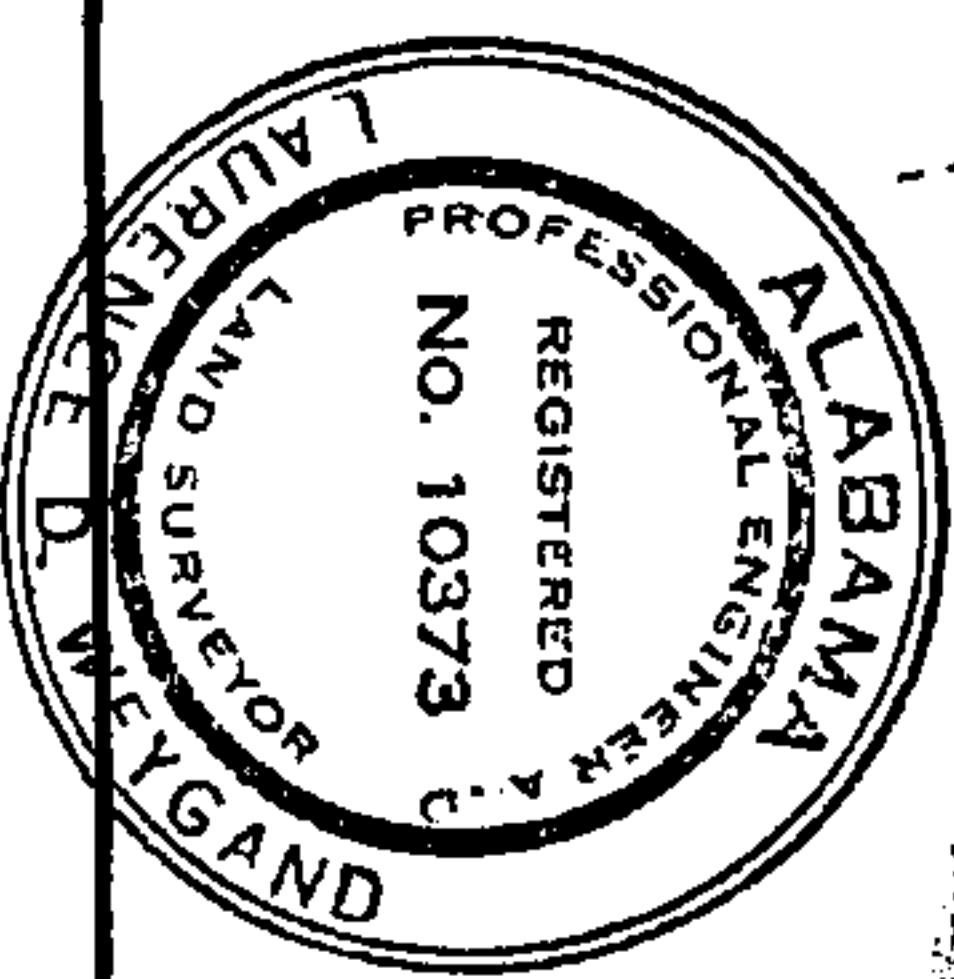


Patricia L. Hicks
Notary Public

My Commission Expires: 12/17/13

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N.E. CORNER OF
SEC. 22, T. 19 S., R. 2 W.

NORTH LINE OF SECTION 22

943.09' ±

SCALE 1" = 50'

A PORTION OF PLOT 2 ACCORDING TO SURVEY MADE OF LEE STREET ESTATES BY ALTON YOUNG IN MARCH, 1963, AS SHOWN BY MAP RECORDED IN MAP BOOK 4, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WHICH SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 22 A DISTANCE OF 943.09 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A COUNTY ROAD; THENCE TURN AN ANGLE OF 78.32° TO THE RIGHT AND RUN NORTH 33.28 FEET; THENCE TURN AN ANGLE OF 75.11° 20" TO THE LEFT AND RUN 407.04 FEET TO THE NORTHEAST CORNER OF AUBREY N. AND ELIZABETH L. FRANKLIN LOT; THENCE TURN AN ANGLE OF 103.57° TO THE LEFT AND RUN ALONG THE EAST LINE OF SAID FRANKLIN LOT 148.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE IN A SOUTHERLY DIRECTION ALONG SAID FRANKLIN LOT A DISTANCE OF 163.36 FEET TO THE CENTER LINE OF A 50 FOOT DEDICATED ROAD; THENCE TURN LEFT AN ANGLE LEFT OF 71.50° AND RUN IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF SAID DEDICATED ROAD A DISTANCE OF 366.49 FEET TO THE CENTER LINE OF COUNTY ROAD; THENCE TURN AN ANGLE OF 93.32° TO THE LEFT AND RUN NORTHERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 100 FEET; THENCE TURN AN ANGLE LEFT OF 87.11° AND CONTINUE NORTHERLY A DISTANCE OF 88.0 FEET; THENCE TURN LEFT AN ANGLE OF 83.30° AND RUN IN A WESTERLY DIRECTION A DISTANCE OF 393.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PART OF SAID LAND LYING WITHIN THE PUBLIC ROAD RIGHT OF WAY.

STATE OF ALABAMA,
SHELBY COUNTY)

"AS-BUILT SURVEY"

I, Laurence D. Weygand, a Registered Engineer—Land Surveyor, certify that I have surveyed the land shown herein and described below; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electrical or telephone wires (excluding wires which serve the premises only) structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that there are no encroachments on said land except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that lots are located as shown above; that this survey meets the minimum technical standards for surveys as required by the State of Alabama; and that the correct description as shown above:

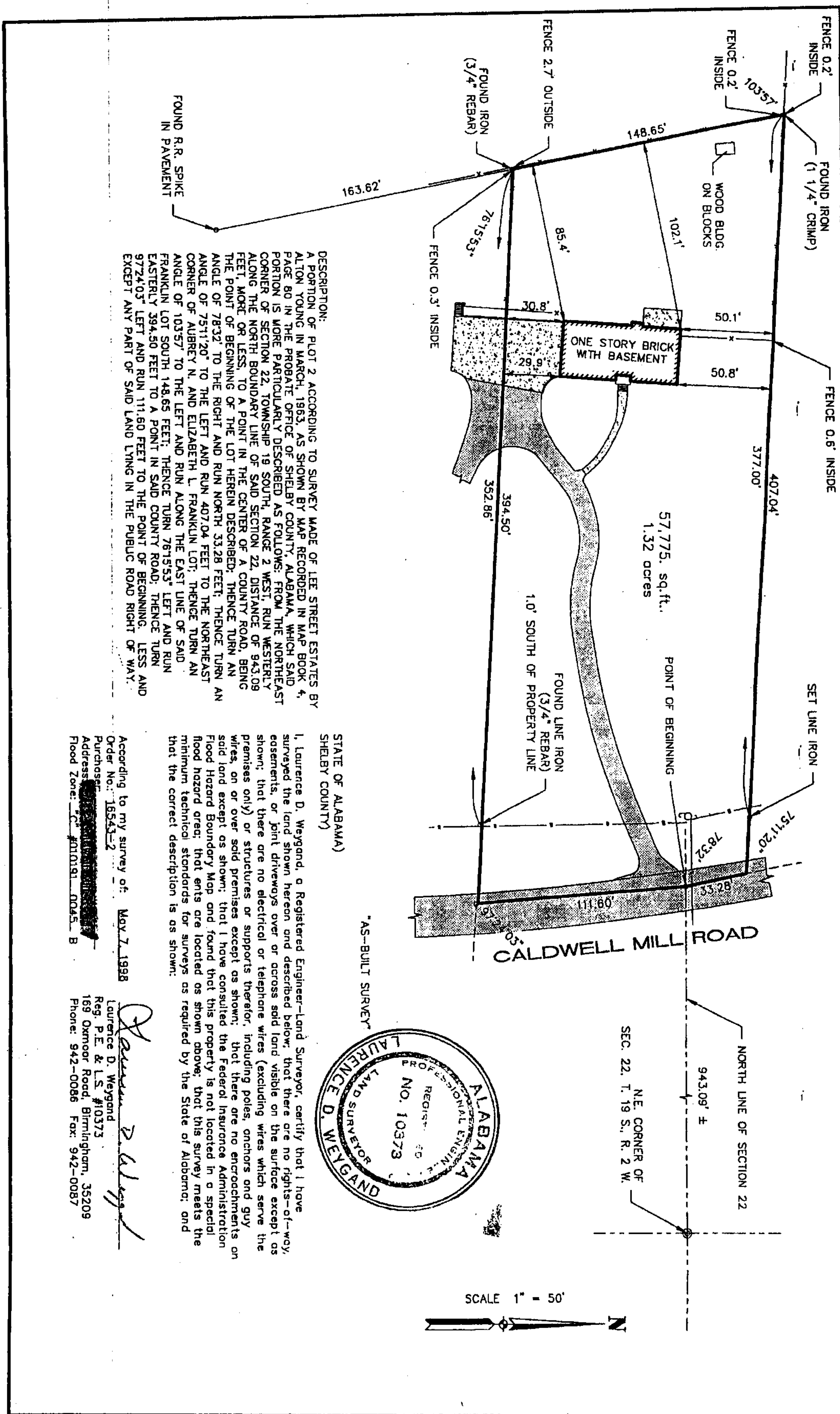
According to my survey of: May 7, 1998
Order No.: 16543-2
Purchaser: _____
Address: 5416 Caldwell Mill Road
Flood Zone: "C" #010191 0045 B

Reg. P.E. & L.S. #10373
169 Oxmoor Road, Birmingham, 35209
Phone: 942-0086 Fax: 942-0087



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EXHIBIT B



Hoover

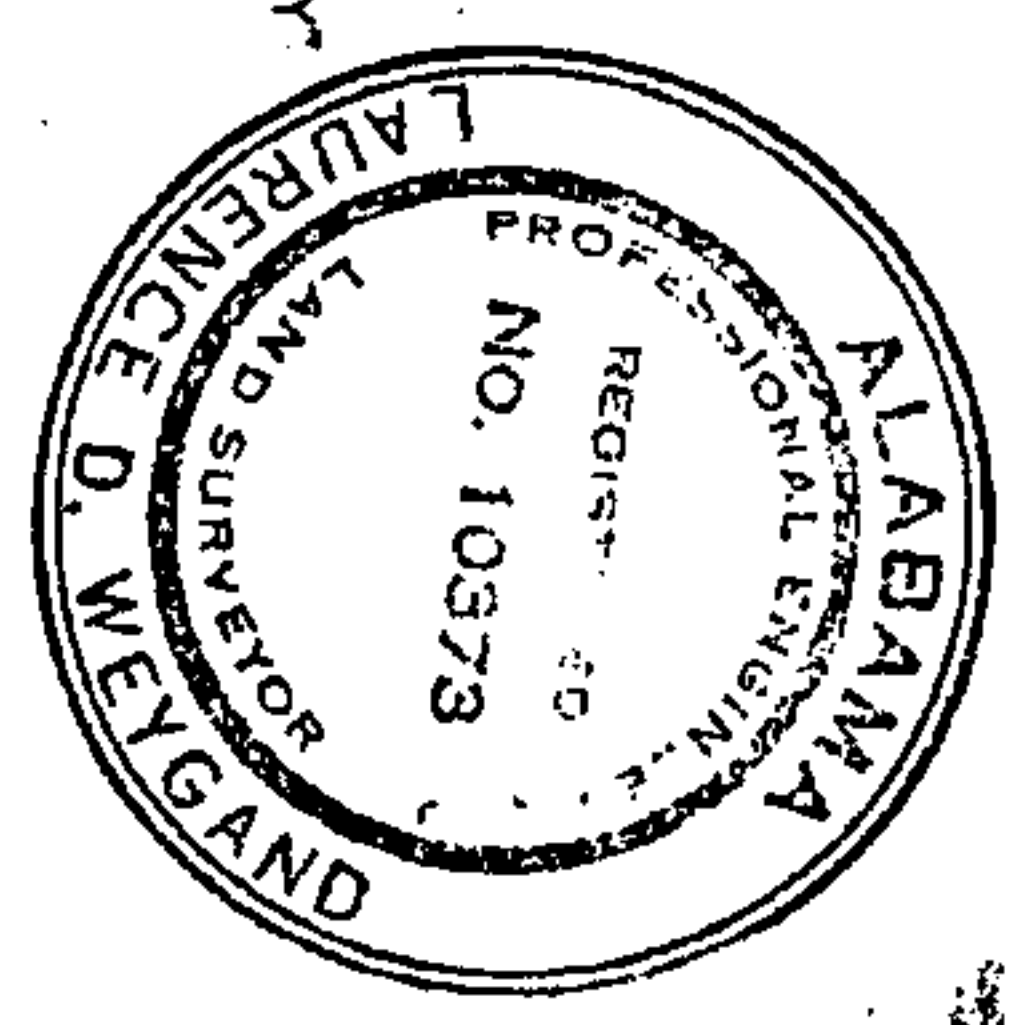
DESCRIPTION:
A PORTION OF PLOT 2 ACCORDING TO SURVEY MADE OF LEE STREET ESTATES BY ALTON YOUNG IN MARCH, 1963, AS SHOWN BY MAP RECORDED IN MAP BOOK 4, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WHICH SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 22, DISTANCE OF 943.09 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A COUNTY ROAD, BEING THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 78°32' TO THE RIGHT AND RUN NORTH 33.28 FEET; THENCE TURN AN ANGLE OF 75°11'20" TO THE LEFT AND RUN 407.04 FEET TO THE NORTHEAST CORNER OF AUBREY N. AND ELIZABETH L. FRANKLIN LOT; THENCE TURN AN ANGLE OF 103°57' TO THE LEFT AND RUN 148.65 FEET; THENCE TURN EASTERLY 394.50 FEET TO A POINT IN SAID COUNTY ROAD; THENCE TURN 97°24'03" LEFT AND RUN 111.60 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART OF SAID LAND LYING IN THE PUBLIC ROAD RIGHT OF WAY.

According to my survey of: May 7, 1998
Order No. 16543-2
Purchase: [REDACTED]
Address: [REDACTED]
Flood Zone: "C" #010191 0045, B

Laurence D. Weygand
Reg. P.E. & L.S. #10373
169 Oxmoor Road, Birmingham, 35209
Phone: 942-0086 Fax: 942-0087

STATE OF ALABAMA
SHELBY COUNTY

"AS-BUILT" SURVEY



I, Laurence D. Weygand, a Registered Engineer-Land Surveyor, certify that I have surveyed the land shown hereon and described below; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electrical or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that there are no encroachments on said land except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that the minimum technical standards for surveys as required by the State of Alabama; and that the correct description is as shown: