


500.00
JC


20120326000101950 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
03/26/2012 09:03:34 AM FILED/CERT

PREPARED BY:
Richard C. Fruechtenicht, Attorney
2801 Highway 280 South
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jack Collar and Janet Collar

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Charles M. Prior** and wife, **Barbara W. Prior** (hereinafter called Grantors), hereby remise, release, quit claim and convey to **Jack Collar** and wife, **Janet Collar** (hereinafter called Grantees), as joint tenants with right of survivorship, all of their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama, containing 0.28 acres, more or less, more particularly described as follows:

Commence at a 1" bar in place accepted as the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed South 88° 30' 29" East along the South boundary of said quarter-quarter section for a distance of 108.57 feet to a rebar in place, said point located on the Easterly right-of-way of Shelby County Highway No. 109 and also being the point of beginning.

From this beginning point proceed North 11° 22' 14" West for a distance of 10.26 feet (set 1/2" rebar); thence proceed South 88° 30' 29" East for a distance of 1234.07 feet; thence proceed South 00° 39' 41" West for a distance of 10.0 feet to a 1/2" rebar in place; thence proceed North 88° 30' 29" West along the South boundary of said quarter-quarter section for a distance of 1231.94 feet to the point of beginning.

Subject to existing easements, restrictions, mineral rights, rights of way, limitations, if any, of record. Further subject to taxes for the current year.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever.

[SIGNATURE PAGE FOLLOWS]

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[SIGNATURE PAGE TO QUITCLAIM DEED - Prior to Collar]

Given under my hand and seal, this the 23 day of March, 2012

Charles M. Prior
Charles M. Prior

Barbara W. Prior
Barbara W. Prior

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles M. Prior and wife, Barbara W. Prior, 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 23 day of March, 2012

Linda L. Martin
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES APRIL 12, 2015

Shelby County, AL 03/26/2012
State of Alabama
Deed Tax: \$.50