



20120723000262340 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/23/2012 10:31:12 AM FILED/CERT

SEND TAX NOTICES TO:
Stewart Holdings, LLC

QUITCLAIM DEED

This Quitclaim Deed is being filed to correct the legal description set forth in those certain Deeds recorded as Instruments 2005020300054180, 20070904000414430, 2006030900011280, 20061115000558550, 20081229000477010 in the Office of the Judge of Probate of Shelby County, Alabama to reflect the true intents of the parties. The legal description set for in these prior deeds was based on a survey dated May 27, 1998 prepared by Barton F. Carr and Carr & Associates Engineers, Inc. which was revised on August 2007 by Barton F. Carr and Carr & Associates Engineers, Inc. to correct certain errors contained therein. (See Scrivener's Affidavit recorded as Instrument 2007082900407870 in the Office of the Judge of Probate of Shelby County, Alabama.)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Charles Richard Byrd, Jr., a married man (herein referred to as "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys unto STEWART HOLDINGS, LLC (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[This property does not constitute the homestead of Grantor nor of Grantor's spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 19th day of July, 2012.


Charles Richard Byrd, Jr. L.S.
(Individually)


(initials)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Richard Byrd, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19 day of July, 2012.

Dianne Bishop

NOTARY PUBLIC

My Commission Expires: 4-12-2014

THIS INSTRUMENT PREPARED BY:

Heather E. Ward

Engel, Hairston, & Johanson P.C.

P.O. Box 11405

Birmingham, AL 35202

(205) 328-4600



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CWB
(initials)

EXHIBIT "A"

A PARCEL OF LAND BEING A PART OF LOT 14-B OF RIVERCHASE TRADE CENTER – FIRST ADDITION AS RECORDED IN MAP BOOK 15, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14-B OF RIVERCHASE TRADE CENTER – FIRST ADDITION AS RECORDED IN MAP BOOK 15, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHEASTERLY 89.73 FEET ALONG THE SOUTHERLY LOT LINE OF LOT 14-B TO THE POINT OF BEGINNING; THENCE AN INTERIOR ANGLE RIGHT 112 DEGREES 20' 24" NORTHEASTERLY 139.26 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 193 DEGREES 42' 15" A DISTANCE OF 63.84 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 195 DEGREES 43' 24" A DISTANCE OF 65.78 FEET TO THE EASTERLY LOT LINE OF LOT 14-B; THENCE RUNNING ALONG THE EXTERIOR BOUNDARY OF LOT 14-B, THE FOLLOWING SIX COURSES, TURN AN INTERIOR ANGLE LEFT OF 109 DEGREES 47' 29" SOUTHEASTERLY A DISTANCE OF 35.00 FEET; THENCE AN INTERIOR ANGLE LEFT OF 269 DEGREES 25' 40" NORTHEASTERLY A DISTANCE OF 17.01 FEET; THENCE AN INTERIOR ANGLE LEFT OF 90 DEGREES 03' 10" SOUTHEASTERLY A DISTANCE OF 173.63 FEET; THENCE AN INTERIOR ANGLE LEFT OF 82 DEGREES 32' 26" SOUTHWESTERLY A DISTANCE OF 36.99 FEET; THENCE AN INTERIOR ANGLE LEFT OF 269 DEGREES 24' 15" SOUTHEASTERLY A DISTANCE OF 146.61 FEET; THENCE AN INTERIOR ANGLE LEFT OF 40 DEGREES 33' 04" NORTHWESTERLY A DISTANCE OF 414.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, LICENSE, AND RIGHT OF WAY UPON, UNDER, OVER, ACROSS, AND THROUGH PROPERTY KNOWN AS COMMON ACCESS AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14-B OF RIVERCHASE TRADE CENTER – FIRST ADDITION AS RECORDED IN MAP BOOK 15, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHEASTERLY 89.73 FEET ALONG THE SOUTHERLY LOT LINE OF LOT 14-B; THENCE AN INTERIOR ANGLE RIGHT OF 112 DEGREES 20' 24" NORTHEASTERLY 73.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SAME COURSE A DISTANCE OF 66.06 FEET; THENCE 74 DEGREES 44' 53" LEFT NORTHEASTERLY 32.21 FEET; THENCE RIGHT 90 DEGREES 00' 00" NORTHEASTERLY A DISTANCE OF 75.00 FEET; THENCE RIGHT 37 DEGREES 22' 46" EASTERLY DISTANCE 65.32 FEET TO THE EASTERLY LOT LINE OF LOT 14-B; THENCE RIGHT 46 DEGREES 27' 40" SOUTHEASTERLY A DISTANCE OF 20 FEET ALONG THE EASTERLY LOT LINE OF LOT 14-B; THENCE RIGHT 95 DEGREES 20' 02" SOUTHWESTERLY A DISTANCE OF 192.78 FEET; THENCE RIGHT 90 DEGREES 00' 00" NORTHWESTERLY A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.



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