

\$71.00

Grantor's Name: Union State Bank
Mailing Address: P.O. Box 647
Pell City, Alabama 35125

Grantees Name: Lacey's Grove Property Owners Association, Inc.
Mailing Address: 213 Lacey Avenue
Maylene, Alabama 35114

Property Address:

Date of Sale: 10/05/2012
Total Purchase Price: \$10.00
Or
Actual Value \$50,000.00
Or
Assessors Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other 1/2 Assessed value =
1/2 the acreage of assessed value

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
JAMES H. GREER, ATTORNEY
2163 HIGHWAY 31 SOUTH, SUITE 102
PELHAM, ALABAMA 35124
(205) 987-2211

SEND TAX NOTICE TO:
Lacey's Grove Property Owners Association, Inc.
213 Lacey Avenue
Maylene, Alabama 35114

QUITCLAIM DEED

20121026000412960 1/4 \$71.00
Shelby Cnty Judge of Probate: AL
10/26/2012 01:49:27 PM FILED/CERT


STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Union State Bank (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to Lacey's Grove Property Owners Association, Inc. (hereinafter called Grantee) all of its right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.


Given under my hand and seal, this the 5th day of October, 2012.

UNION STATE BANK

_____(L.S.)
By: Thomas Thornton, Jr.
Its: Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Thomas Edward Thornton, Jr. whose name as Vice President of **Union State Bank** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this the 18 day of October, 2012.



Notary Public
My Commission Expires: 6-26-16

DESCRIPTION

PARCEL A

A parcel of land situated in the NW ¼ of the NW ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 3" capped pipe at the NW corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 89°07'55" E along the north line of the NW ¼ of the NW ¼ of said section a distance of 20.50 feet to a rebar capped RCFA, said point also being the POINT OF BEGINNING; thence S 89°07'55" E along the north line of said 1/4-1/4 section a distance of 385.36 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 48°04'59" W along said centerline and leaving said 1/4-1/4 section a distance of 15.07 feet; thence S 02°45'12" E along said centerline a distance of 43.86 feet; thence S 04°22'37" E along said centerline a distance of 53.36 feet; thence S 00°48'03" E along said centerline a distance of 41.70 feet; thence S 61°41'59" W along said centerline a distance of 25.07 feet; thence S 82°35'08" W along said centerline a distance of 29.81 feet; thence S 47°51'28" W along said centerline a distance of 54.39 feet; thence S 02°51'49" E along said centerline a distance of 44.93 feet; thence N 75°10'33" E along said centerline a distance of 22.09 feet; thence N 80°59'41" E along said centerline a distance of 53.58 feet; thence S 47°40'41" W along said centerline a distance of 70.88 feet; thence S 12°46'44" E along said centerline a distance of 17.30 feet; thence S 52°55'36" E along said centerline a distance of 54.87 feet; thence S 18°07'40" E along said centerline a distance of 46.05 feet; thence S 39°09'58" W along said centerline a distance of 64.27 feet to the northerly line of a future road extension of Crider Road; thence N 67°27'24" W along said future extension and leaving said centerline a distance of 49.18 feet to a rebar capped EDG, said point also being a point of curve to the right having a central angle of 14°17'57" and a radius of 470.00 feet, said curve subtended by a chord bearing N 60°18'25" W and a chord distance of 116.99 feet; thence along the arc of said curve and along said future road extension a distance of 117.30 feet to a rebar capped EDG; thence N 53°09'27" W along said future road extension and along the northerly right-of-way of Crider Road a distance of 119.45 feet to a rebar capped EDG at the SE corner of a parcel labeled future lot future phase on record map of Lacey's Grove Phase 2 as recorded in Map Book 38 Page 19 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 36°50'31" E along the east line of said parcel and leaving said right-of-way a distance of 160.00 feet to a rebar capped EDG at the NE corner of said parcel; thence N 62°13'26" W along the northern line of said parcel and Lots 103 and 104 a distance of 227.83 feet to a rebar capped EDG at the NW corner of Lot 104; thence N 16°45'10" E along the eastern line of Lot 105 a distance of 48.34 feet to the POINT OF BEGINNING. Said parcel of land contains 2.14 acres, more or less.

PARCEL B

A parcel of land situated in the NE ¼ of the NE ¼ of Section 8, and the NW ¼ of the NW ¼ of Section 9, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at a rebar capped RCFA at the SE corner of Lot 82 of Lacey's Grove Phase 2 as recorded in Map Book 38 Page 19 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 3°57'35" E along the eastern line of Lots 82 and 83 a distance of 102.11 feet to a rebar capped EDG on the south line of NE ¼ of the NE ¼ of Section 8, said point also being the POINT OF BEGINNING; thence N 03°57'35" E along the eastern line of lot 83 a distance of 52.52 feet to a rebar capped RCFA; thence N 24°52'37" E along the eastern line of Lot 84 a distance of 50.96 feet to a rebar capped RCFA at the SE corner of Lot 85; thence N 27°02'05" E along the eastern line of Lots 85 through 90 for a distance of 360.17 feet a rebar capped RCFA at the NE corner of Lot 90; thence N 22°02'13" E along the eastern line of Lot 91 for a distance of 76.29 feet to a rebar capped Arrington at the SE corner of Lot 92; thence N 12°52'30" E along the eastern line of Lot 92 for a distance of 77.88 feet to a Rebar capped Arrington at the SE corner of Lot 93; thence N 05°03'54" E along the eastern line of Lot 93 a distance of 72.73 feet to a rebar capped EDG at the NE corner of Lot 93; thence N 79°48'28" E along the southern line of Lot 95 a distance of 37.05 feet to a rebar capped Arrington at the SW corner of Lot 96; thence N 72°38'42" E along the southern line of Lot 96 a distance of 85.31 feet to a rebar capped Arrington at the SW corner of Lot 97; thence N 58°49'04" E along the southeastern line of Lot 97 a distance of 84.80 feet

to a rebar capped Arrington at the SW corner of Lot 98; thence N 44°57'24" E along the southeastern line of Lot 98 a distance of 85.46 feet to a rebar capped RCFA at the SE corner of Lot 99; thence N 31°08'14" E along the southeastern line of Lot 99 a distance of 85.16 feet to a rebar capped EDG at the SE corner of Lot 100; thence N 17°26'54" E along the eastern line of Lot 100 a distance of 85.20 feet to a rebar capped EDG at the SE corner of Lot 101; thence N 04°02'10" E along the eastern line of Lot 101 a distance of 112.25 feet to a rebar capped RCFA at the NE corner of Lot 101, said point being a point on the southerly right-of-way of Crider Road, and also being a point on a curve to the right having a central angle of 14°22'33" and a radius of 370.00 feet, said curve subtended by a chord bearing S 60°20'37" E and a chord distance of 92.59 feet; thence along the arc of said curve and along said right-of-way a distance of 92.84 feet to a Rebar capped EDG; thence S 53°09'27" E along said right-of-way and southerly line of future road extension a distance of 141.76 feet to a rebar capped EDG at a point of curve to the left having a central angle of 14°17'57" and a radius of 530.00 feet, said curve subtended by a chord bearing S 60°18'25" E and a chord distance of 131.93 feet; thence along the arc of said curve and along said future road extension a distance of 132.27 to a rebar capped EDG; thence S 67°00'27" E along the future road extension a distance of 76.62 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 68°34'46" W along said centerline and leaving said future right-of-way a distance of 73.43 feet; thence S 50°32'51" W along said centerline a distance of 76.84 feet; thence N 81°09'21" W along said centerline a distance of 30.03 feet; thence S 51°22'49" W along said centerline a distance of 96.33 feet; thence N 51°11'13" W along said centerline a distance of 74.50 feet; thence N 75°19'22" W along said centerline a distance of 67.63 feet; thence S 62°33'05" W along said centerline a distance of 21.10 feet; thence S 32°32'06" W along said centerline a distance of 49.89 feet; thence S 22°32'22" E along said centerline a distance of 22.50 feet; thence S 38°27'54" W along said centerline a distance of 67.61 feet; thence S 30°11'04" E along said centerline a distance of 52.95 feet; thence S 83°19'30" W along said centerline a distance of 52.66 feet; thence S 47°12'54" W along said centerline a distance of 55.25 feet; thence S 08°51'37" W along said centerline a distance of 42.03 feet; thence N 87°47'46" E and leaving said centerline a distance of 13.91 feet to a 5/8" rebar; thence S 00°55'38" W a distance of 503.45 feet to a rebar capped EDG on the south line of NE ¼ of the NE ¼ of Section 8; thence N 88°34'27" W along the south line of said 1/4-1/4 section a distance of 446.86 feet to the POINT OF BEGINNING. Said parcel of land contains 7.01 acres, more or less.

LESS AND EXCEPT THE FOLLOWING REAL PROPERTY:

a gravel road situated in the NW ¼ of the NW ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NW corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 89°07'55" E along the north line of the NW ¼ of the NW ¼ of said section a distance of 20.50 feet to a rebar capped RCFA; thence S 89°07'55" E along the north line of said 1/4-1/4 section a distance of 385.36 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 48°04'59" W along said centerline and leaving said 1/4-1/4 section a distance of 15.07 feet; thence S 02°45'12" E along said centerline a distance of 43.86 feet; thence S 04°22'37" E along said centerline a distance of 53.36 feet; thence S 00°48'03" E along said centerline a distance of 41.70 feet; thence S 61°41'59" W along said centerline a distance of 25.07 feet; thence S 82°35'08" W along said centerline a distance of 29.81 feet; thence S 47°51'28" W along said centerline a distance of 54.39 feet; thence S 02°51'49" E along said centerline a distance of 44.93 feet; thence N 75°10'33" E along said centerline a distance of 22.09 feet; thence N 80°59'41" E along said centerline a distance of 53.58 feet; thence S 47°40'41" W along said centerline a distance of 70.88 feet; thence S 12°46'44" E along said centerline a distance of 17.30 feet; thence S 52°55'36" E along said centerline a distance of 54.87 feet; thence S 18°07'40" E along said centerline a distance of 46.05 feet; thence S 39°09'58" W along said centerline a distance of 46.33 feet to the POINT OF BEGINNING of the centerline of a 20' ingress and egress easement lying 10 feet either side of and parallel to the following described centerline, said centerline also

being the centerline of an existing dirt road; thence N 64°47'45" W along the centerline of said easement and dirt road, leaving the centerline of said stream for a distance of 221.23 feet to the northerly line of a future road extension of a 60 foot wide right of way recorded as Crider Road and the END of said easement.

