

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$318.00


20121228000498460 1/5 \$342.00
Shelby Cnty Judge of Probate, AL
12/28/2012 03:45:11 PM FILED/CERT

(above space reserved for register's office)

Document prepared by:

Marlene J. Bidelman, Esq.
Law Office of Marlene J. Bidelman, PLLC
P.O. Box 28147
Chattanooga, TN 37424
(423) 486-9310

When recorded, return to:

The Fred Living Trust
c/o Darvin & Janet Fred
207 Dakota Bend
Calera, Alabama 35040

<u>Grantee's Address:</u>	<u>Send Tax Bills To:</u>
The Fred Living Trust c/o Darvin & Janet Fred 207 Dakota Bend Calera, Alabama 35040	Fair Market Value = 317,840

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed and delivered as of the 27th day of December, 2012, by **DARVIN D. FRED and wife, JANET A. FRED**, residents of Alabama, having a mailing address of 207 Dakota Bend, Calera, Alabama 35040 (collectively and individually, the "Grantors"), to **THE FRED LIVING TRUST**, having a mailing address of 207 Dakota Bend, Calera, Alabama 35040 (the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

WITNESSETH that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the Grantors hereby release and forever quitclaim unto the Grantee, its successors and assigns, the following described parcel of land, together with all improvements and appurtenances thereto, located in Shelby County, State of Alabama, to wit:

[See attached Exhibit "A" attached hereto and made a part hereof (the "Property")].

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, all buildings and other improvements located thereon, and all right, title and interest of Grantors in and to all roads, alleys and ways bounding the Property.

THE PARTIES hereto hereby acknowledge and agree that no title search was performed by Marlene J. Bidelman, Esq. or by the Law Office of Marlene J. Bidelman, PLLC in connection with the preparation of this instrument and that this instrument was prepared solely by the use of the most current deed of record.

[Signature Page Follows]

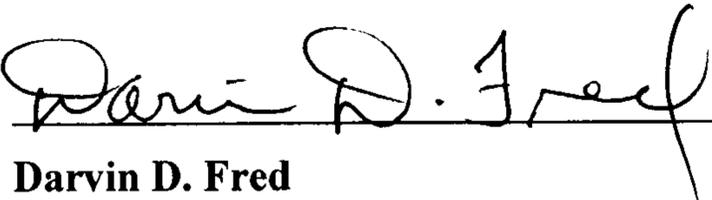


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SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, Grantors have signed and sealed these presents as of the day and year first above written.

GRANTORS:

 (L.S.)
Darvin D. Fred

 (L.S.)
Janet A. Fred

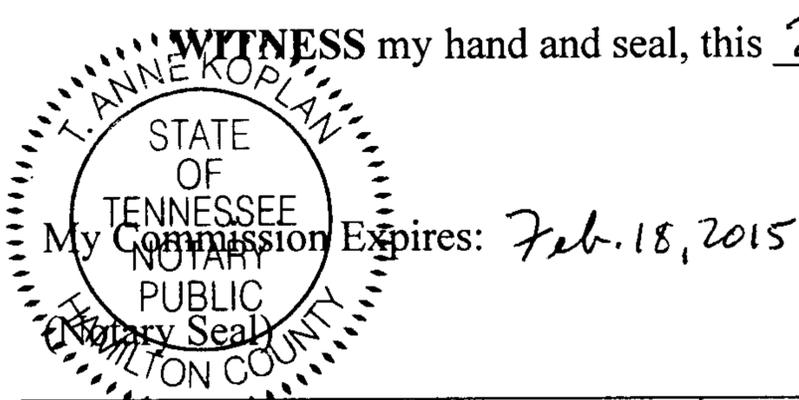
[Notary Blocks Follow]


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STATE OF TENNESSEE)

COUNTY OF HAMILTON)

BEFORE ME, T. Anne Koplan, a Notary Public of the State and County aforementioned, personally appeared **Darvin D. Fred**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



WITNESS my hand and seal, this 27 day of December, 2012.
[Signature]
Notary Public

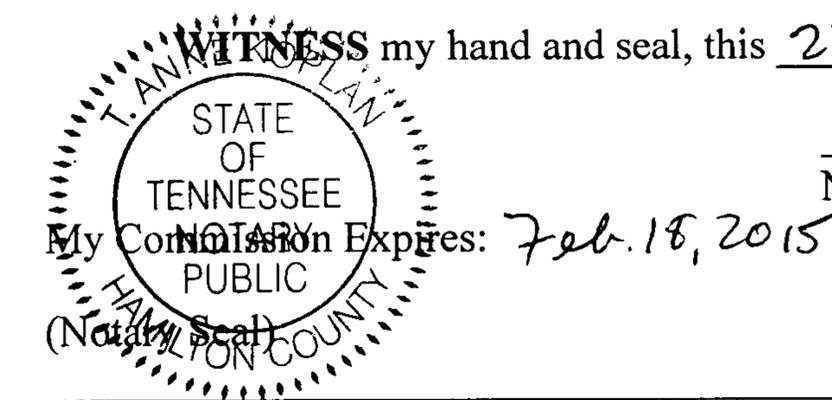
Personally known:	_____	OR	Produced identification:	<u>✓</u>
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Type of Identification Produced:	Driver's License:	<u>5134887</u>	Other:	_____
		<u>AL</u>		

STATE OF TENNESSEE)

COUNTY OF HAMILTON)

BEFORE ME, T. Anne Koplan, a Notary Public of the State and County aforementioned, personally appeared **Janet A. Fred**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.



WITNESS my hand and seal, this 27 day of December, 2012.
[Signature]
Notary Public

Personally known:	_____	OR	Produced identification:	<u>✓</u>
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Type of Identification Produced:	Driver's License:	<u>5177046</u>	Other:	_____
		<u>AL</u>		

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EXHIBIT "A"

Legal Description of the Property

ALL THAT CERTAIN PARCEL OF LAND located and situated in Shelby County, Alabama, and being more particularly described as follows, to-wit:

Begin at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 8, T-22-S, R-2-W, thence proceed East, along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., for a distance of 840.00 feet; thence turn a deflection angle of 89 deg. 43 min. 47 sec. to the right and proceed for a distance of 315.00 feet; thence turn a deflection angle of 90 deg. 16 min. 13 sec. to the right and proceed for a distance of 320.53 feet; thence turn a deflection angle of 89 deg. 05 min. 40 sec. to the left and proceed for a distance of 62.00 feet; thence turn a deflection angle of 89 deg. 05 min. 48 sec. to the right and proceed for a distance of 111.20 feet; thence turn a deflection angle of 85 deg. 42 min. 15 sec. to the left and proceed for a distance of 124.35 feet; thence turn a deflection angle of 02 deg. 43 min. 02 sec. to the left and proceed for a distance of 189.06 feet; thence turn a deflection angle of 88 deg. 25 min. 17 sec. to the right and proceed for a distance of 391.00 feet, to the West line of said $\frac{1}{4}$ $\frac{1}{4}$ sec.; thence turn a deflection angle of 89 deg. 43 min. 47 sec. to the right and proceed North, along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ sec. for a distance of 690.00 feet, to the point of beginning.

BEING SUBJECT TO all easements, restrictive covenants, conditions, rights-of-way and other matters of record in the Probate Office of Shelby County, Alabama.

BEING the same property conveyed to **Darvin D. Fred and wife, Janet A. Fred**, by Deed from **Donald Bird and wife, Lorene Bird**, dated July 7, 1995, and recorded on July 11, 1995, as Instrument No.: 1995-18067, in the Probate Office of Shelby County, Alabama.



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