

# QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY


**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **A. FAY HATCH**, a married woman, the undersigned Grantor, do grant, bargain, sell and convey my interest to **DARLENE H. WAHAUS as Trustee of the HATCH FAMILY TRUST dated June 11, 2010**, in and to the following described real property, situated in Shelby County, Alabama, viz:

Parcels of land as shown and described by deed in Deed Book 355, Page 79, in the Probate Office of Shelby County, Alabama, further shown and described as:

A part of the NW 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 1 West, described as follows: Beginning at the SW corner of said forty acres and running East along the South line of same about 500 feet to a point 210 feet East of a road crossing said South line; thence North 420 feet; thence West 210 feet back to said road; thence in a Northwesterly direction along said road to the West line of said forty acres; thence South along the West line of same about 600 feet to the point of beginning. Being the same property described in Deed Book 113, Page 387, in Probate Office of Shelby County, Alabama.

ALSO, begin at the point where the West line of Section 8, Township 20 South, Range 1 West crosses the South line of new Simsville and Chelsea Road and run East 37 yards, more or less along the South line of said road to the East line of new road leading to New Bethesby Church; thence South along said road 50 yards, more or less, to North line of Old Simsville and Chelsea Road; thence West 64 yards, more or less, to the West line of said Section 8; thence along same North 47 yards, more or less, to the point of beginning. All being situated in NW 1/4 of NW 1/4 of

Shelby County, AL 09/10/2013  
State of Alabama  
Deed Tax: \$71.00

  
20130910000367140 1/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
09/10/2013 10:31:00 AM FILED/CERT

Section 8, Township 20 South, Range 1 West. Being the same property described in Deed Book 168, Page 385 in Probate Office of Shelby County, Alabama.

ALSO, begin at the Northwest corner of SW 1/4 of NW 1/4 of Section 8, Township 20 South, Range 1 West and run along said forty acre line North 88 degrees East 621 feet to the Southeast corner of land owned by A. W. Benefield; thence South 17 degrees 20 minutes West 240 feet; thence North 77 degrees 40 minutes West 556.3 feet to the West line of said forty acres; thence along same North 2 degrees 40 minutes West 104.3 feet to the point of beginning, being situated in Shelby County, Alabama. Being the same property described in Deed Book 178, Page 234, in Probate Office of Shelby County, Alabama.

ALSO, a parcel of land being a part of the NW 1/4 of NW 1/4, Section 8, Township 20 South, Range 1 West, more fully described as follows: Beginning at the Southeast corner (at an iron stake) of the A. W. Benefield property and running East 70 yards; thence North 140 yards; thence West 70 yards; thence South 140 yards to point of beginning. All lying in and being a part of the NW 1/4 of the NW 1/4, Section 8, Township 20 South, Range 1 West. Being the same property described in Deed Book 220, Page 279, in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT lands conveyed to Harold H. Thomas and wife Peggy J. Thomas as shown by deed recorded in Deed Book 308, Page 569.

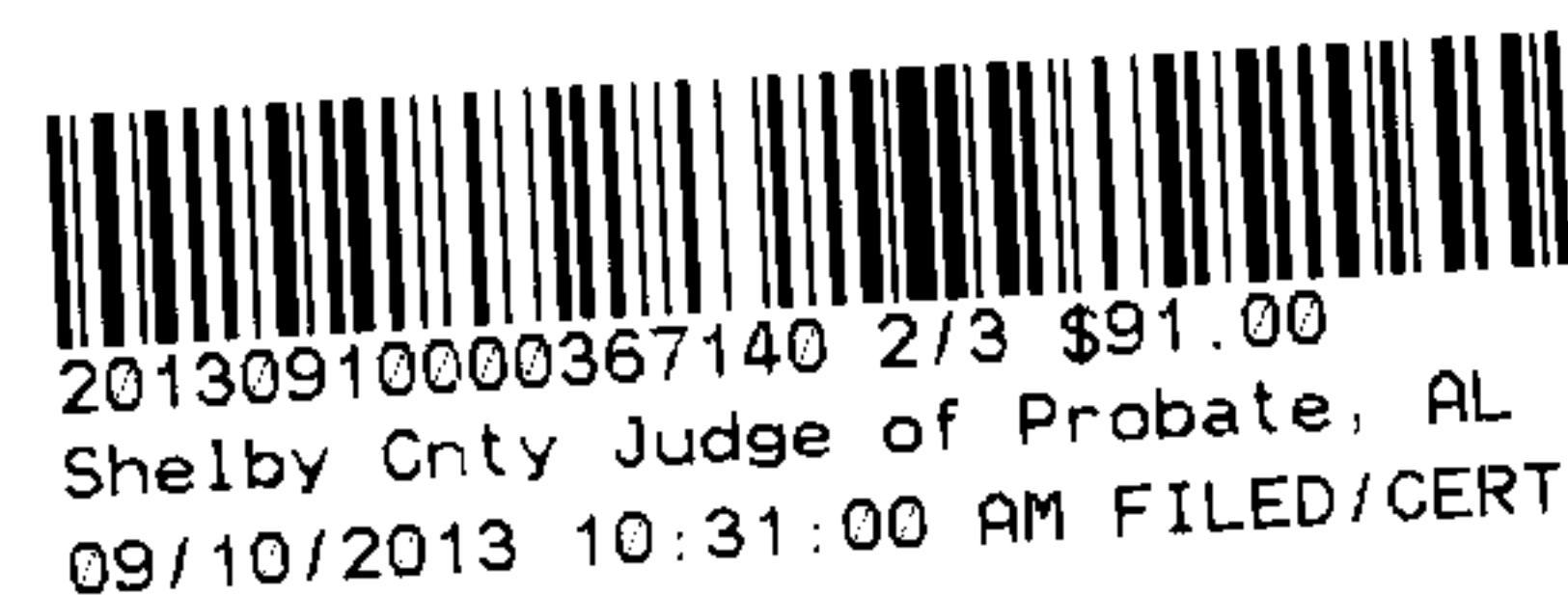
ALSO LESS AND EXCEPT Highway right of way running through said property.

**Source of Title: 20100702000212430 in the Probate Court of Shelby County, Alabama.**

This is not the homestead of the Grantor.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

**TO HAVE AND TO HOLD** unto the said Grantee, her successors and assigns in fee simple, forever.



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this  
22 day of Aug, 2013.

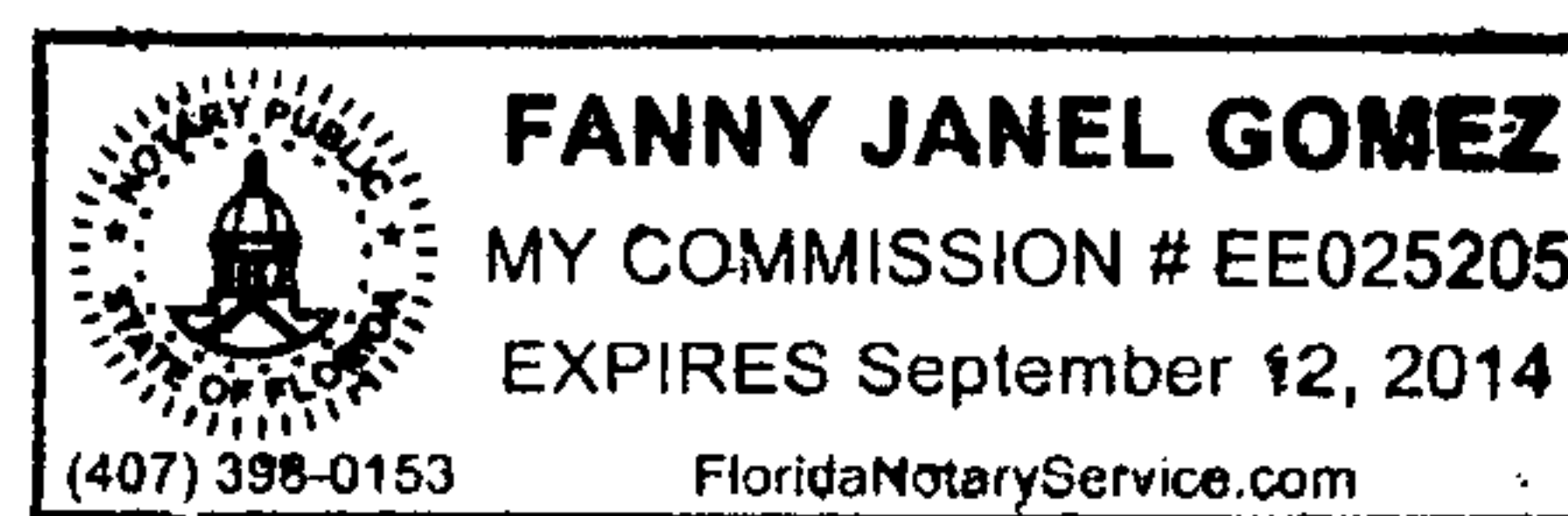
A. Fay Hatch (SEAL)  
A. FAY HATCH

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that A. FAY HATCH, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of  
Aug, 2013.

Fanny Janel Gomez  
Notary Public



This Instrument was Prepared By:  
**MELANIE B. BRADFORD, LLC**  
Melanie B. Bradford  
PO Box 802  
Scottsboro, Alabama 35768  
Phone: (256) 259-3301

Shelby County Tax Assessors Appraised Value: \$70,880.00

Grantors Address  
A. Fay Hatch  
516 Garden Heights Drive  
Winter Garden, FL 34787

Grantees Address:  
Darlene H. Wahaus, Trustee  
12012 W 129<sup>th</sup> Terr  
Overland Park, KS 66213

