

NEITHER TITLE NOR SURVEY EXAMINED AT THE REQUEST OF THE PARTIES HEREIN BY THE PREPARER

This instrument was prepared by

SEND TAX NOTICE TO:

LORRIE MAPLES PARKER, ESQUIRE
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

William F. Spratlin and Jenny Y. Spratlin
Post Office Box 354
Chelsea, Alabama 35053

QUIT CLAIM DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **One Thousand and/100 (\$1,000.00) DOLLARS**, and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Spratlin Construction Co., Inc., an Alabama corporation and Hidden Ridge Estates, LLC, an Alabama limited liability company (collectively hereinafter referred to as GRANTORS) hereby remise, release, quit claims, and conveys to **William F. Spratlin and Jenny Y. Spratlin**, hereinafter referred to as GRANTEE), all their right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Attached Hereto and Made a Part Hereof

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, on this the 26th day of November, 2013.

SPRATLIN CONSTRUCTION CO., INC., an
Alabama corporation

 (SEAL)
BY: William F. Spratlin
ITS: President

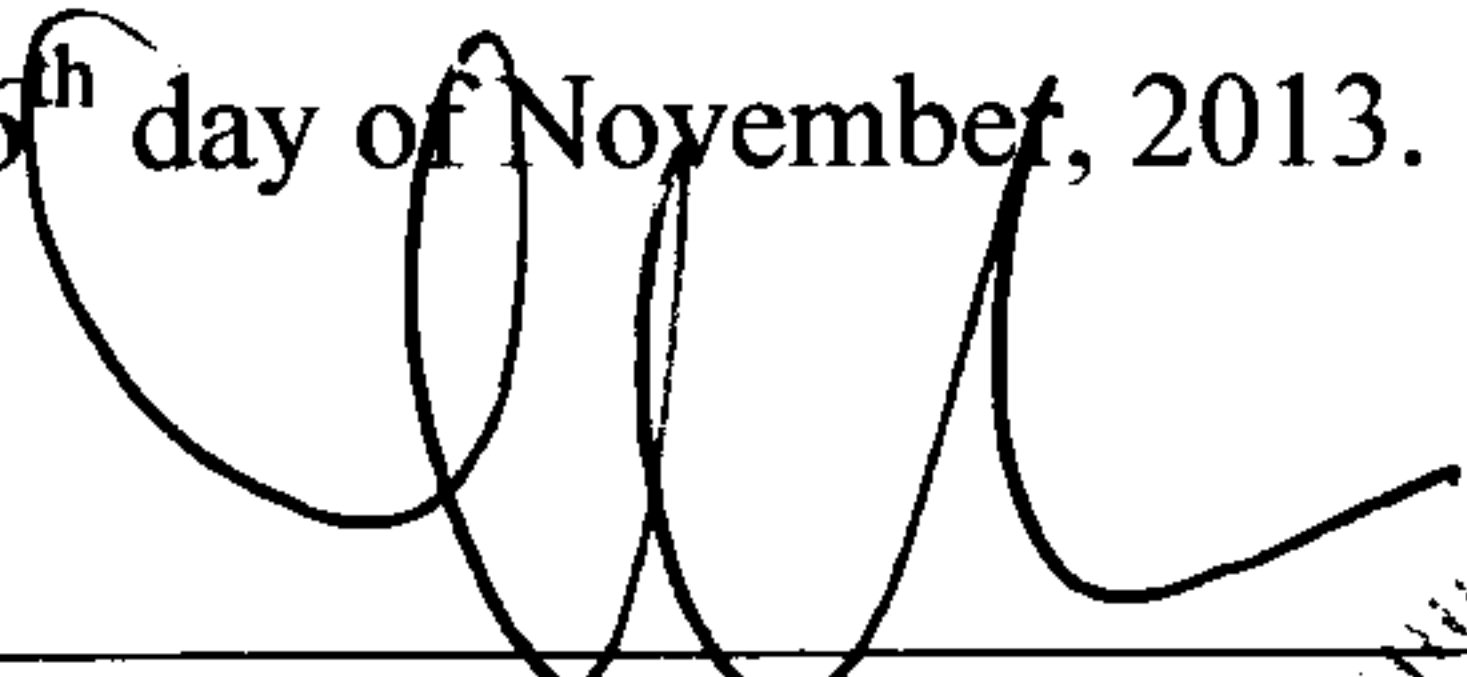
HIDDEN RIDGE ESTATES, LLC, an Alabama
limited liability company

 (SEAL)
BY: William F. Spratlin
ITS: Member

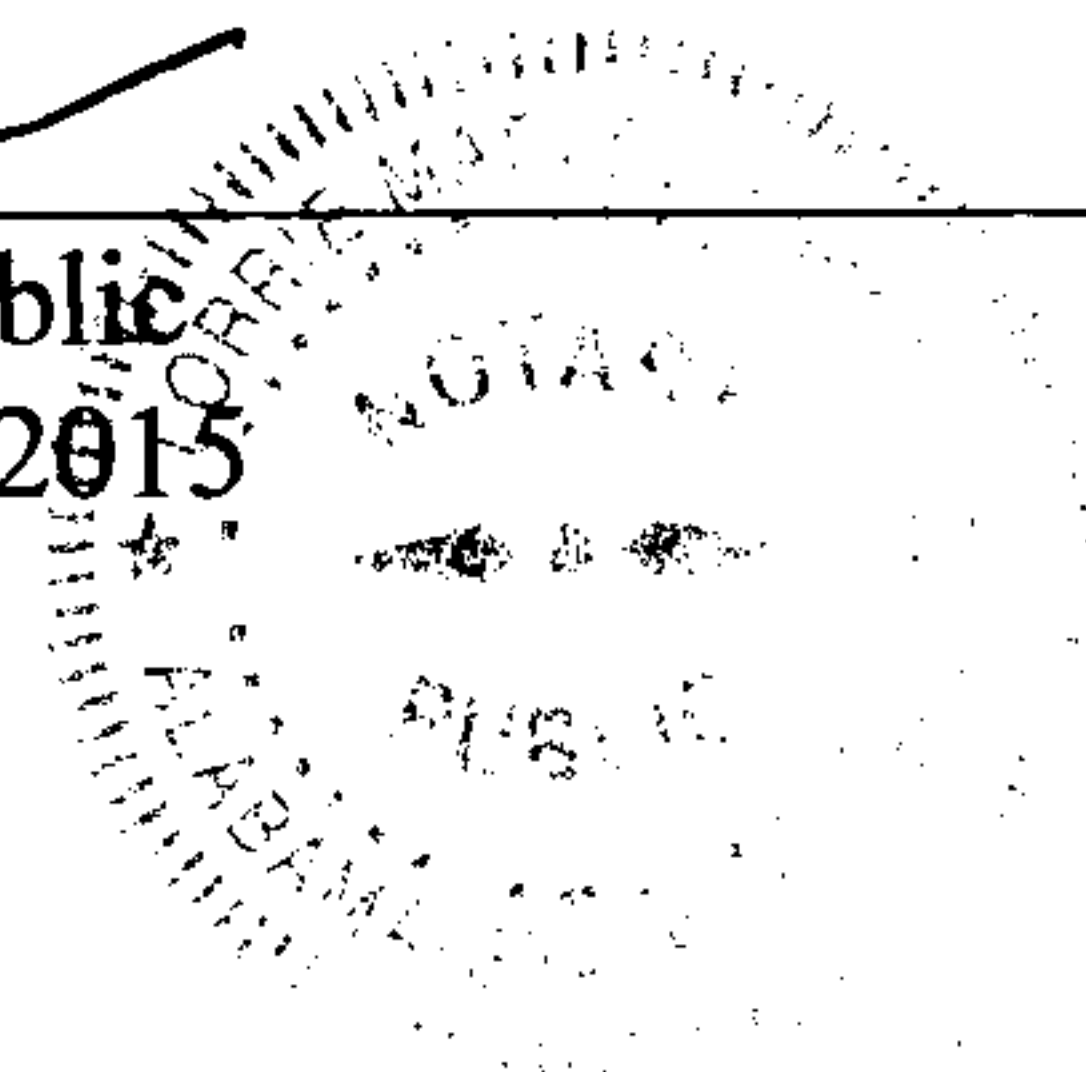
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Co., Inc., an Alabama corporation, 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 the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on the 26th day of November, 2013.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that William F. Spratlin, whose name as Member of Hidden Ridge Estates, LLC, an Alabama limited liability company, 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 Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal on the 26th day of November, 2013.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015

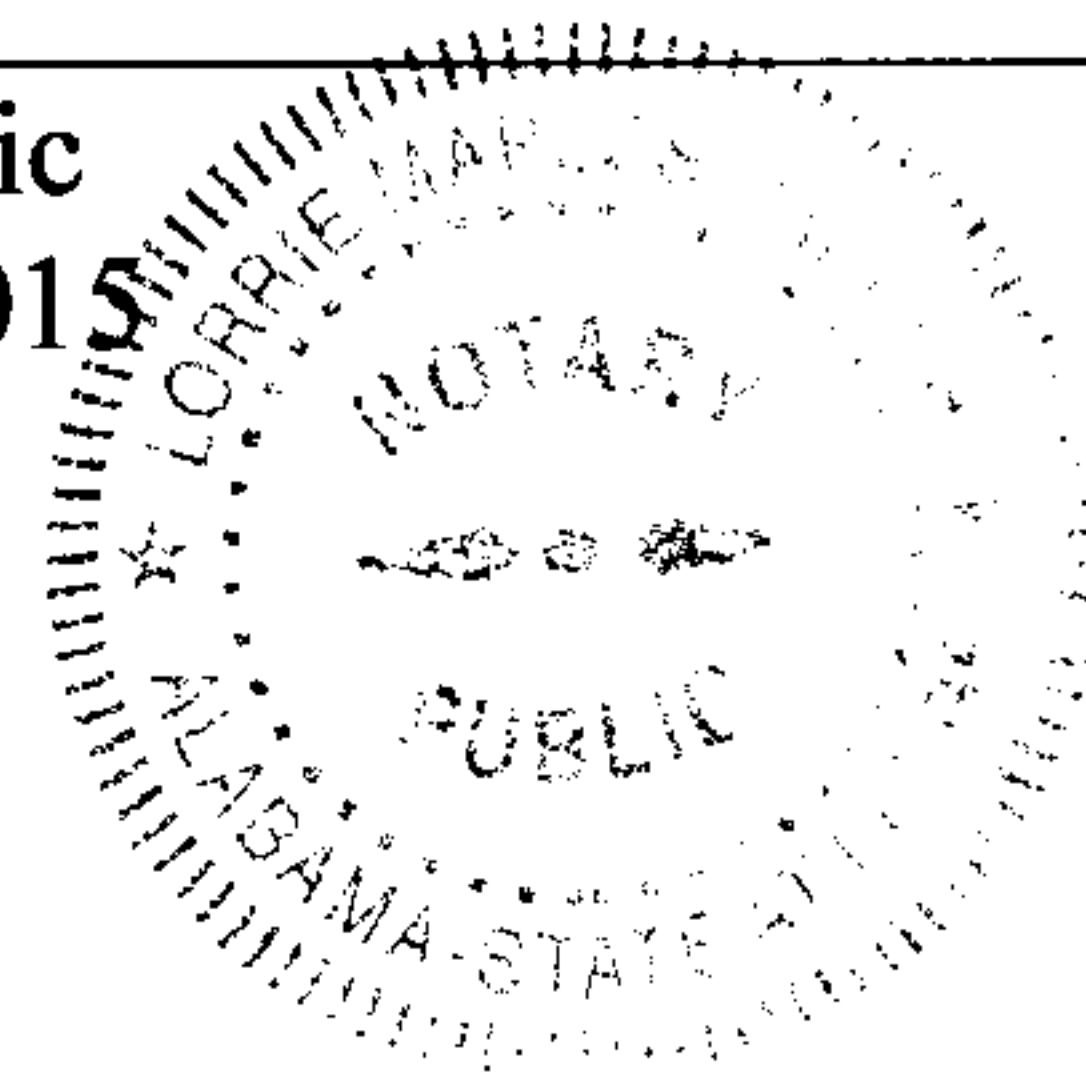


EXHIBIT "A"

Property located in Shelby County, Alabama;

A parcel of land situated in the West half of Section 30, Township 20 South, Range 1 West, and the Southeast Quarter of the Northeast Quarter of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 30; thence run South 89 degrees 38 minutes 54 seconds East along the North line of said quarter-quarter section and also along the North line of the Southeast quarter of the Northwest quarter of said Section 30 for a distance of 1523.85 feet to an iron pin found, said iron pin being 1248.57 feet West of an iron pin locally accepted to be the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 30; thence run South 01 degrees 10 minutes 33 seconds East for a distance of 409.42 feet to a point; thence run South 52 degrees 39 minutes 23 seconds East for a distance of 684.36 feet to a point; thence run South 56 degrees 28 minutes 27 seconds East for a distance of 567.19 feet to a point; thence run South 00 degrees 58 minutes 59 seconds West for a distance of 808.31 feet to a point; thence run South 01 degrees 53 minutes 36 seconds East for a distance of 702.43 feet to an iron pin found, said iron pin being 210.49 feet west of an iron pin found locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run South 89 degrees 21 minutes 51 seconds West along the South line of said quarter-quarter section and also along the South line of the Northwest quarter of the Southwest quarter of said Section 30 for a distance of 1781.98 feet to an iron pin found; thence turn an angle to the right of 90 degrees 12 minutes 11 seconds and run North 00 degrees 25 minutes 58 seconds West for a distance of 1,449.35 feet to a point on a curve to the right, having a central angle of 27 degrees 53 minutes 47 seconds and a radius of 175.00 feet; thence turn an angle to the right to the radius of said curve of 15 degrees 54 minutes 51 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 85.20 feet to a point; thence run tangent to last stated curve, North 46 degrees 37 minutes 20 seconds West for a distance of 208.26 feet to a point on a curve to the left, having a central angle of 43 degrees 48 minutes 38 seconds and a radius of 350.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 267.62 feet to a point; thence run tangent to last stated curve, South 89 degrees 34 minutes 02 seconds West for a distance of 599.97 feet to the centerline of Hidden Ridge Estates 1st Sector as recorded in Map Book 33, on Page 65 in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to a point on the South line of Lot 10, in said Hidden Ridge Estates; thence run North 89 degrees 34 minutes 02 seconds East for a distance of 201.29 feet to Southeast corner of said Lot 10; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 925.02 feet to the Northeast corner of said Lot 10, also being on the North line of the Southeast quarter of the Northeast quarter of said Section 25; thence run South 87 degrees 44 minutes 12 seconds East along the North line of said quarter-quarter section for a distance of 108.18 feet to the point of beginning.

ALSO:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1st Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 18 degrees 49 minutes 40 seconds, a radius of 350.00 feet, and a chord bearing of South 81 degrees 01 minutes 08 seconds East; thence run along the arc of said curve for a distance of 115.01 feet to a point; thence run North 18 degrees 23 minutes 42 seconds East for a distance of 51.25 feet to a point on a curve to the left, having a central angle of 21 degrees 41 minutes 10 seconds, a radius of 550.82 feet, and a chord bearing of North 07 degrees 33 minutes 07 seconds East; thence run along the arc of said curve for a distance of 208.48 feet to a point; thence run North 03 degrees 17 minutes 28 seconds West for a distance of 158.91 feet to a point on a curve to the right, having a central angle of 61 degrees 26 minutes 38 seconds, a radius of 275.00 feet, and a chord bearing of North 27 degrees 25 minutes 51 seconds East; thence run along the arc of said curve for a distance of 294.91 feet to a point; thence run North 58 degrees 09 minutes 10 seconds East for a distance of 250.84 feet to a point on a curve to the right, having a central angle of 52 degrees 16 minutes 31 seconds, a radius of 275.00 feet and a chord bearing of North 84 degrees 17 minutes 25 seconds East; thence run along the arc of said curve for a distance of 250.90 feet to a point; thence run South 69 degrees 34 minutes 19 seconds East for a distance of 53.20 feet to a point on a curve to the right, having a central angle of 55 degrees 33 minutes 19 seconds, a radius of 275.00 feet and a chord bearing of South 41 degrees 44 minutes 40 seconds East; thence run along the arc of said curve for a distance of 267.13 feet to a point; thence run North 65 degrees 08 minutes 37 seconds East for a distance of 307.19 feet to the end of said easement.

EXHIBIT "A"

LESS AND EXCEPT THE FOLLOWING:

A parcel of land situated in the Southwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

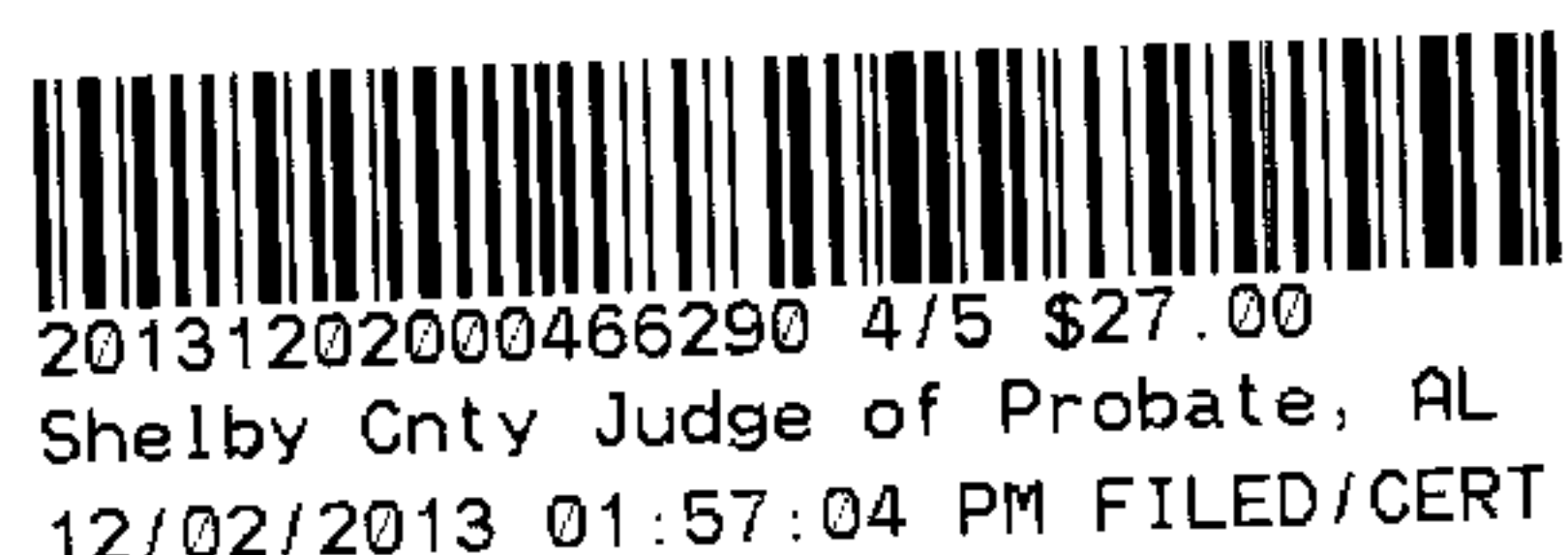
Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of said Section 30; thence South $89^{\circ}21'51''$ West for a distance of 210.49 feet to an iron pin found at the Point of Beginning; thence continue South $89^{\circ}21'51''$ West for a distance of 1095.28 feet to an iron pin found; thence North $05^{\circ}38'53''$ West for a distance of 781.80 feet to an iron pin set; thence run North $89^{\circ}31'45''$ East for a distance of 1086.26 feet to an iron pin set on the bank of a lake; thence continue North $89^{\circ}31'45''$ East for a distance of 63.98 feet to a point; thence run South $00^{\circ}58'54''$ West for a distance of 73.27 feet to a point; thence run South $01^{\circ}53'36''$ East for a distance of 702.43 feet to the Point of Beginning.

ALSO:

A 60 foot easement for ingress and egress and utilities situated in the Northeast $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West, also the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of the centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates, 1st Sector; thence run an assumed bearing North $89^{\circ}34'02''$ East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North $00^{\circ}25'58''$ West for a distance of 30.00 feet to the point of beginning; thence run North $89^{\circ}34'02''$ East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of $43^{\circ}48'38''$, a radius of 350.00 feet, and a chord bearing of South $68^{\circ}31'39''$ East; thence run along the arc of said curve for a distance of 267.62 feet to a point; thence run South $46^{\circ}37'20''$ East for a distance of 208.26 feet to a point on a curve to the left, having a central angle of $42^{\circ}56'33''$, a radius of 175.00 feet and a chord bearing South $68^{\circ}05'37''$ East; thence run along the arc of said curve for a distance of 131.165 feet to a point; thence run South $89^{\circ}33'54''$ East for a distance of 69.30 feet to a point on a curve to the right, having a central angle of $42^{\circ}55'29''$, a radius of 200.00 feet and a chord bearing of South $68^{\circ}06'09''$ East; thence run along the arc of said curve for a distance of 149.84 feet to a point; thence run South $46^{\circ}38'25''$ East for a distance of 550.00 feet to a point; thence run South $21^{\circ}48'05''$ East for a distance of 240.90 feet to the end of said Easement.

All Being Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Spratlin Construction Co., Inc. Hidden Ridge Estates, LLC	Grantee's Name	William F. Spratlin Jenny Y. Spratlin
Mailing Address	Post Office Box 354 Chelsea, AL 35053	Mailing Address	Post Office Box 354 Chelsea, AL 35053
Property Address	17 Bald Eagle Drive Crane Hill, AL 35053	Date of Sale	
		Total Purchase Price	
		Or	
		Actual Value	\$ 1,000.00
		Or	
		Assessor's	\$
		Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input checked="" type="checkbox"/>	Quit Claim Deed is prepared solely
<input type="checkbox"/>	Closing Statement		for purposes of clearing title to property

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 26, 2013

Print SPRATLIN CONSTRUCTION CO., INC., an
Alabama Corporation

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

Date October 24, 2013

Print HIDDEN RIDGE ESTATES, LLC, an Alabama
limited liability company

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

