

Prepared by:  
Robin F Reynolds, PC  
139 S Broadnax St  
Dadeville, AL 36853

Return to after recording:  
DOCU-FILE Inc.  
3105 E. Skelly Drive, Suite 304  
Tulsa, Oklahoma 74105  
877-742-4994

FDIC Asset No.: 10471004738  
35.74 Acres on County Road 19

## QUIT CLAIM DEED

I/WE **WAFFORD B. CARDEN AND KAY C. CARDEN, Husband and Wife**, whose address is 250 Keystone Drive, Clanton, AL 35045, The undersigned GRANTORS, for valuable consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, do hereby remise, release, grants, sells, conveys, and forever quit claims to: **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER of Frontier Bank of Lagrange, Georgia**, whose address is 1601 Bryan Street, Energy Plaza, Dallas, Texas, 75201, GRANTEE, all of our right title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Parcel ID's 36-1-02-0-001-047, 36-1-11-0-001-010, 36-1-02-0-001-046, 36-1-01-0-001-017

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 3<sup>rd</sup> day of February, 2014.

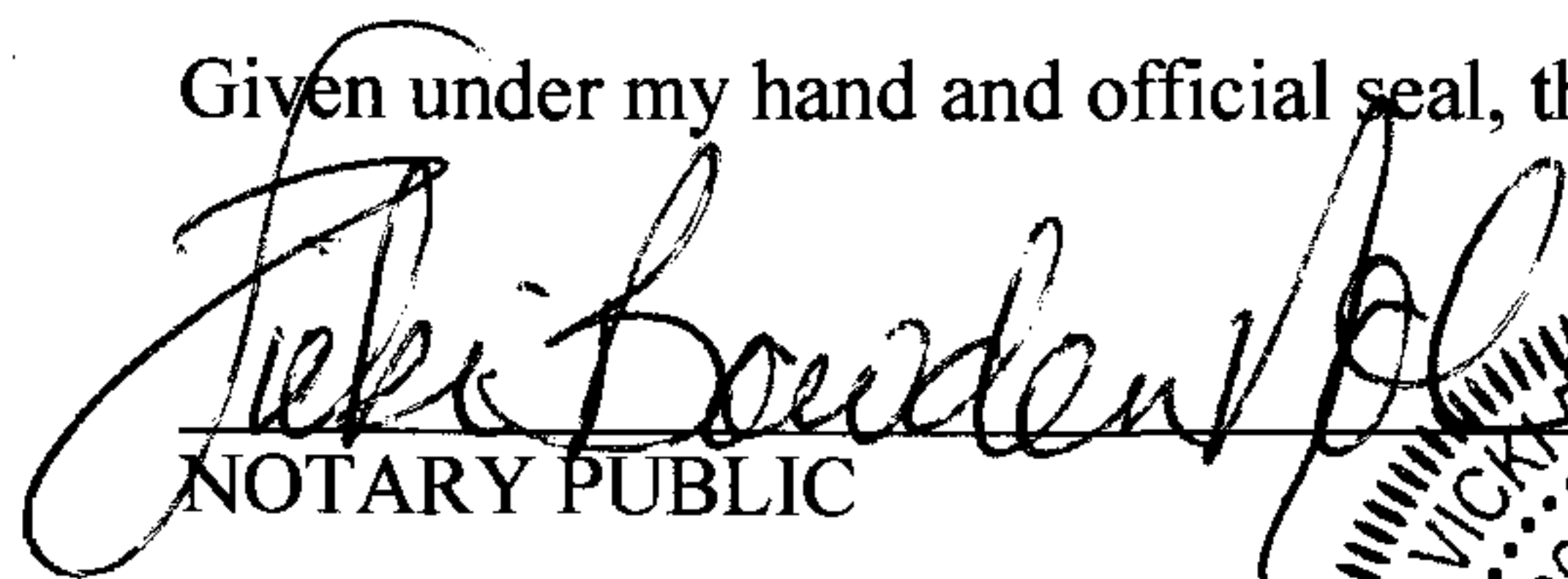
  
WAFFORD B. CARDEN

  
KAY C. CARDEN

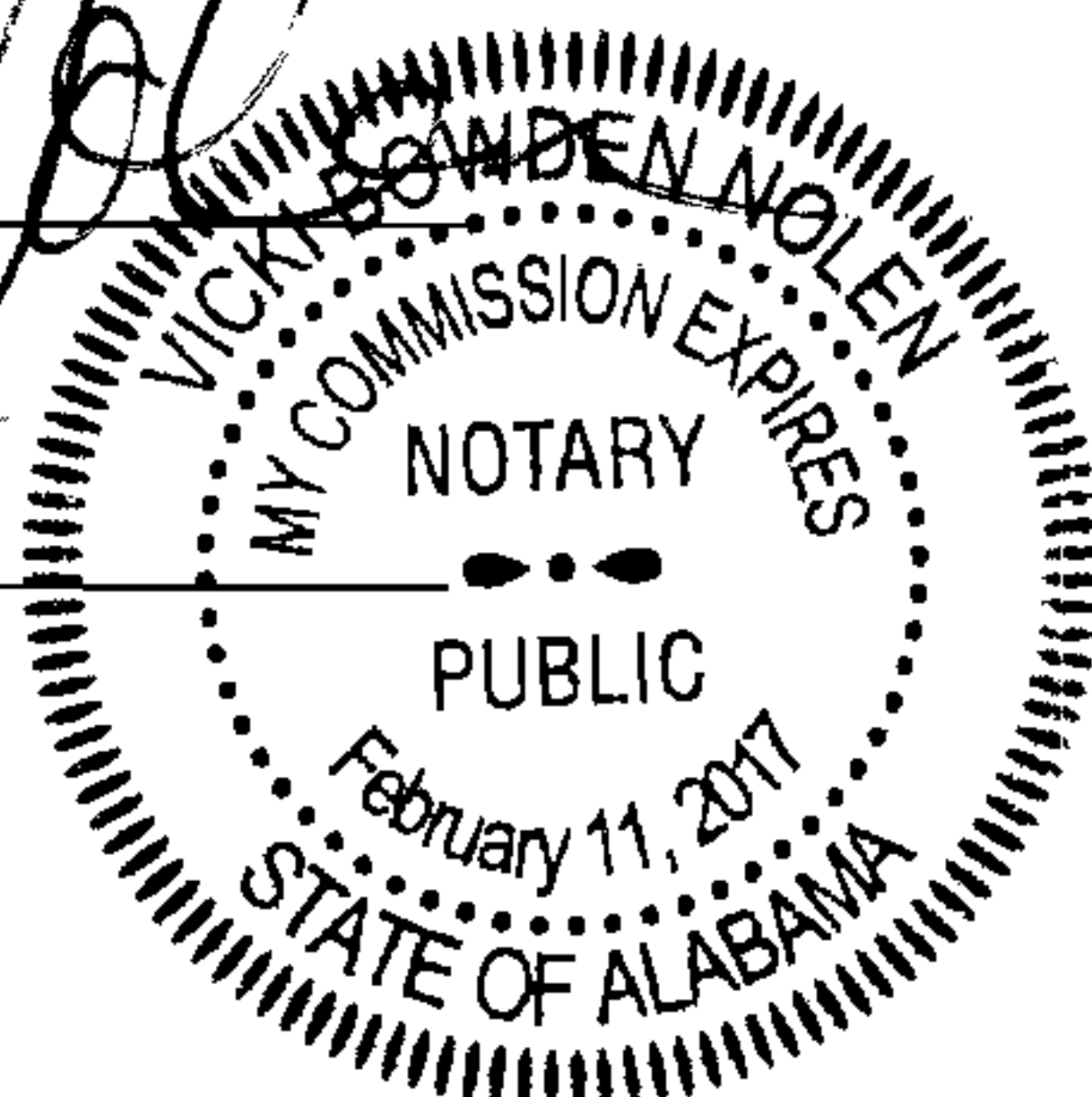
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that WAFFORD B. CARDEN AND KAY C. CARDEN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3<sup>rd</sup> of February, 2014.

  
NOTARY PUBLIC

My commission Expires: \_\_\_\_\_



**ORE PROPERTY – SINGLE LEGAL PROPERTY DESCRIPTION  
VALIDATION SUMMARY**

**EXHIBIT "A"**

**PARCEL I:**

**A part of the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, more particularly described as follows:**

**Beginning at the SW corner of the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, and run North 00°20'45" West along the West line of said 1/4 - 1/4 section and along an existing barbed wire fence a distance of 944.38 feet to a set steel rebar corner at a fence corner; thence run North 85°12'57" East along an existing barbed wire fence a distance of 606.15 feet to a steel corner at a fence corner; thence run South 02°04'21" East along an existing barbed wire fence a distance of 474.98 feet to a found 3 inch open top pipe corner at a fence corner; thence run South 82°15'22" West along an up and down barbed wire fence a distance of 283.59 feet to a found 3 inch open pipe corner; thence run South 01°58'03" West along an up and down barbed wire fence a distance of 488.31 feet to a set steel corner on the South line of said 1/4 - 1/4 section; thence run North 88°55'11" West along said South line of said 1/4 - 1/4 section a distance of 317.80 feet to the point of beginning; situated in Shelby County, Alabama.**

**PARCEL II:**

**A part of the NE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East, more particularly described as follows:**

**Commence at the NE corner of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence North 88°55'11" West along the North line of said section a distance of 684.17 feet to a steel rebar corner and the point of beginning of the property being described; thence continue last described course along an existing fence line a distance of 268.35 feet to a steel rebar corner; thence run South 03°11'49" East along the East line of White Oak Street a distance of 240.86 feet to a found steel corner; thence run North 78°51'05" East a distance of 107.79 feet to a found steel corner; thence run South 84°33'02" East a distance of 160.25 feet to a found steel corner; thence run North 02°35'34" West a distance of 230.04 feet to the point of beginning, situated in Shelby County, Alabama.**

**A 60 foot right of way easement for ingress and egress being described as follows:**

**Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East; thence run North 88°55'11" West along the North line of said 1/4 - 1/4 for 1017.79 feet to a found 1/2 inch rebar; thence continue on the last described course for 30.00 feet to the point of beginning of a 60 foot right of way for ingress and egress lying 30 feet on either side of the following described centerline; thence run South 01°04'49" West for 163.72 feet; thence run South 83°42'29" East for 78.29 feet; thence run South 03°11'49" East for 242.11 feet; thence run South 02°55'21" West for 264.12 feet; thence run South 34°28'53" West for 55.04 feet to its intersection with the centerline of Shelby County Highway No. 155 and the end of said right of way, being situated in Shelby County, Alabama.**

**PARCEL III:**

A parcel of land situated in the South 1/2 of Fractional Section 1, Township 24 North, Range 12 East, described as follows:

Commence at a 2 1/2" pipe in place accepted as the Southeast corner of Fractional Section 1, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed North 02°13'28" West for a distance of 1264.44 feet to a 2 1/2" pipe in place; thence proceed North 65°29'33" West along a fence for a distance of 904.71 feet to a 2 1/2" pipe in place being located on the Easterly right of way of Shelby County Highway No. 19; thence proceed Southeasterly along the Easterly right of way of said highway and along the curvature of a concave curve right having a delta angle of 27°06'03" and a radius of 714.01 feet for a chord bearing and distance of South 26°51'59" East, 334.59 feet to the P.T. of said curve; thence proceed South 13°19'16" East along the Easterly right of way of said road for a distance of 1009.16 feet to a 1/2" capped rear in place, said point being the P.C. of a concave curve right having a delta angle of 10°02'12" and a radius of 1522.61 feet; thence proceed Southeasterly along the Easterly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 18°21'12" East, 266.38 feet to a 1/2" capped rebar in place; thence proceed South 75°23'32" East for a distance of 418.20 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

Lots 7, 8, 9, 10 and 11, according to the survey of Valley Grande Farms, as recorded in Map Book 40, Page 55, in the Probate Office of Shelby County, Alabama.

**PARCEL IV:**

A parcel of land in the South 1/2 of Fractional Section 1, and part of the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, described as follows:

Commence at a 2 1/2" open top pipe in place accepted as the Southwest corner of Fractional Section 1, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point, proceed North 88°02'46" West for a distance of 443.36 feet to a 1" open top pipe in place; thence proceed North 88°44'43" West for a distance of 554.57 feet (set 1/2" rebar); thence proceed North 01°34'51" East for a distance of 513.51 feet to a 2 1/2" open top pipe in place; thence proceed North 84°11'20" East along a fence for a distance of 283.63 feet to a 2 1/2" open top pipe in place; thence proceed North 45°09'22" East along a fence for a distance of 202.15 feet to a 2 1/2" open top pipe in place; thence proceed North 63°23'33" East for a distance of 578.51 feet; thence proceed North 01°32'49" West for a distance of 320.50 feet to a 2 1/2" open top pipe in place; thence proceed South 65°33'28" East for a distance of 476.35 feet to a 1/2" capped rebar in place, said point being located on the Westerly right of way of Shelby County Highway No. 19; thence proceed South 45°17'14" East along the Westerly right of way of said highway for a distance of 150.34 feet to a 1/2" capped rebar in place, said point being the P.C. of a concave curve right having a delta angle of 31°57'33" and a radius of 634.07 feet; thence proceed Southwesterly along the Westerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 29°17'55" East, 349.11 feet to the P.T. of said curve being a 1/2" capped rebar in place; thence proceed South 13°19'34" East along the Westerly right of way of said road for a distance of 1009.23 feet to a 1/2" capped rebar in place, said point being the P.C. of a concave curve right having a delta angle of 07°24'15" and a radius of 1602.61 feet; thence proceed Southeasterly along the Westerly right of way of said road and along the curvature of said curve for a chord bearing and distance of South 16°56'01" East, 206.96 feet to a 3/4" rebar in place; thence proceed North 65°03'54" West along a fence for a distance of 342.36 feet; thence proceed North 68°38'21" West along a fence for a distance of 101.64 feet; thence proceed North 69°37'11" West along a fence for a distance of 42.57 feet; thence proceed North 65°24'33" West along a fence for a distance of 34.33 feet; thence proceed North 61°22'12" West along a fence for a distance of 45.10 feet; thence proceed North 59°30'10" West along a fence for a distance of 225.11 feet to a 1/2" rebar in place; thence proceed North 58°38'57" West along a fence for a distance of 286.79 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

Lots 1, 2, 3, 4, 5 and 6, according to the survey of Valley Grande Farms, as recorded in Map Book 40, Page 55, in the Probate Office of Shelby County, Alabama.

20140206000034610    02/06/2014 02:06:22 PM  
QCDEED 4/5

FDIC

DATE: 9/18/13/9/25
INITIALS: SS/AF

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

Grantor's Name Wafford B & Kay C Carden  
Mailing Address 250 Keystone Drive  
Clanton, AL 35045

Grantee's Name FDIC as Receiver for Frontier Bank  
Mailing Address 1601 Bryan Street  
Dallas, TX 75201

Property Address 35.74 Acres on County Road 19  
Montevallo, AL 35115

Date of Sale 02/03/14  
Total Purchase Price \$ 0.00

or  
Actual Value \$  
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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other

This deed is being recorded to return a portion of the legal desc.  
granted in error in document 20131024000421130

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.

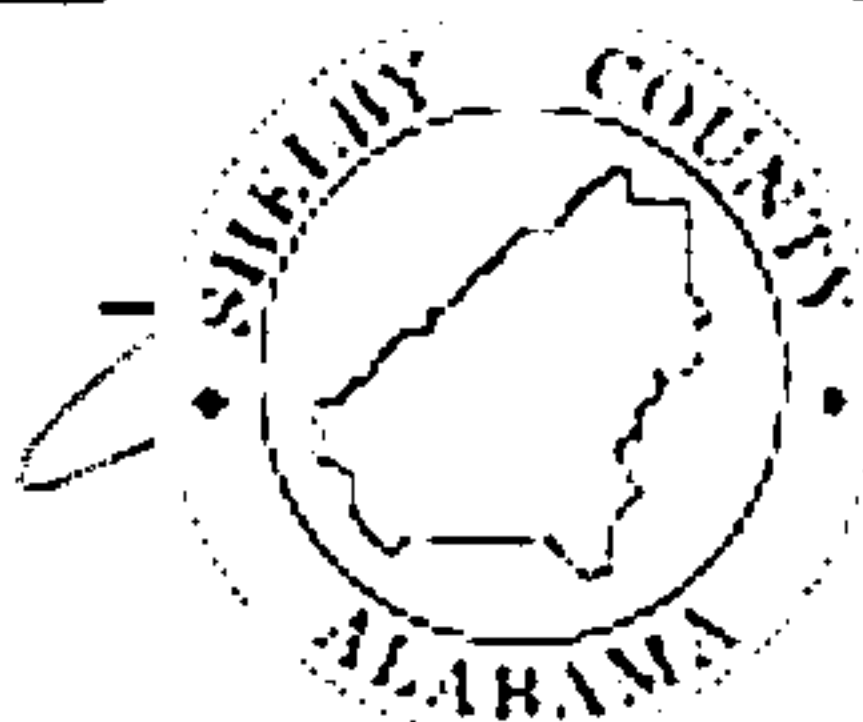
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 02/06/14

Print FDIC as Receiver for Frontier Bank

Unattested



Filed and Recorded  
Official Public Records  
Judge James W. [Signature]  
County Clerk

d by) Shelby County, AL  
02/06/2014 02:06:22 PM  
\$27.00 KELLY  
20140206000034610

**ROBERT D. MONT**  
NOTARY PUBLIC - STATE OF AL  
MY COMMISSION EXPIRES JUNE 1, 2016  
COMMISSION #12005239

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1