

20141001000307790 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/01/2014 12:44:56 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid to **Bryan Taunton**, a married man, who resides at 1386 Fulton Gap Road, Sylacauga, Alabama 35150, hereinafter referred to as Grantor, by **Michael Taunton**, a married man, who resides at 1550 Tara Drive, Columbiana, Alabama 35051, hereinafter referred to as Grantee, the receipt whereof is hereby acknowledged, they do remise, release, quit-claim and convey to the said Grantee, all of their right, title, interest, and claim in or to the following described real estate, valued at \$906,606.60, to-wit:

Begin at the Southwest corner of the NE ¼ of the SE ¼, Section 27, T19S, R1W; thence proceed in a northerly direction along the west boundary of said ¼ - ¼ for a distance of 435.17 feet to a point, being a point on the Southeast Right-of-Way Boundary line of Shelby County Highway No. 47; thence turn an angle of 36°39'08" to the right and run along said ROW for a distance of 18.00 feet to a concrete ROW marker; thence turn an angle 9°01'25" to the right and continue along said ROW for a distance of 116.14 feet to a concrete ROW marker; thence turn an angle of 38°29'36" to the left and continue along said ROW for a distance of 78.22 feet to a concrete ROW marker; thence turn an angle of 34°21'12" to the right and continue along said ROW for a distance of 161.18 feet to a concrete ROW marker, being on the South ROW line of new U.S. 280; thence turn an angle of 38°39'45" to the right and proceed along said South ROW line of U.S. 280 for a distance of 437.00 feet to a point; thence turn an angle of 1°16'23" to the right and continue along said ROW for 91.06 feet to a point; being a point on Yellowleaf Creek; thence turn an angle of 152°54'06" to the right and proceed along Yellowleaf Creek for a distance of 99.56 feet; thence turn an angle of 24°32'58" to the right and continue along said Creek for a distance of 220.51 feet; thence turn an angle of 54°53'56" to the left and continue along said Creek for a distance of 415.03 feet; thence turn an angle of 19°58'11" to the right and continue along said Creek for a distance of 263.15 feet; thence turn an angle of 15°00'09" to the left and continue along said Creek for a distance of 169.38 feet to the point of beginning. Said parcel is subject to easements and rights-of-way of record. Said parcel is lying in the NE ¼ of the SE ¼ of Section 27, T19S, R1W, and contains 3.73 acres.

The property address for the above described property is 16383 US Highway 280, Chelsea, Alabama 350443.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The Grantor herein attests, to the best of his knowledge and belief, that the information contained in this document is true and accurate. Further, the Grantor understands that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, § 40-22-1(h) (1975).

GIVEN under my hand and seal this 23 day of September, 2014.

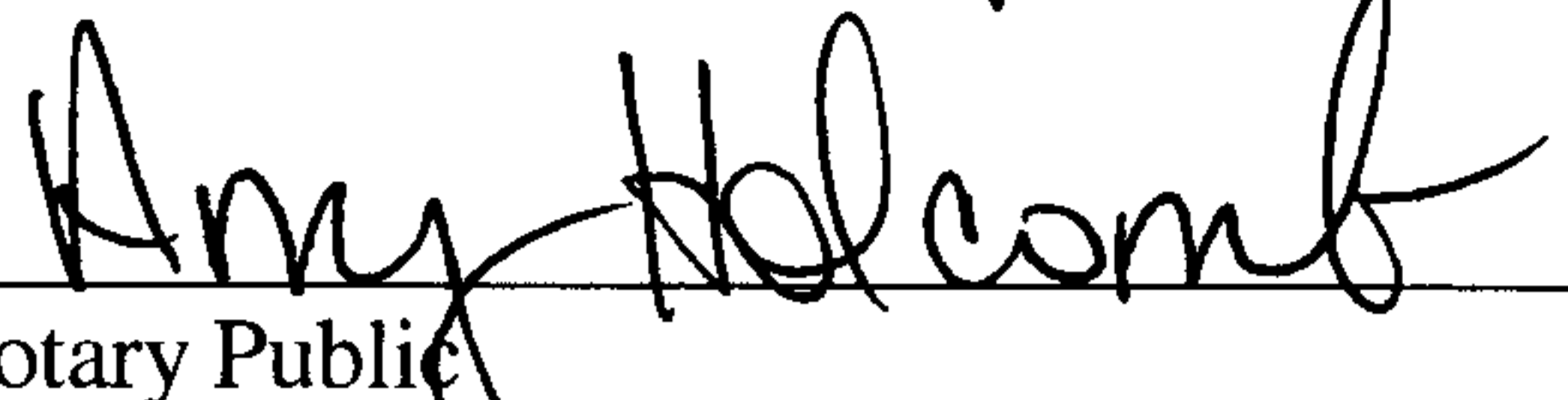

Bryan Taunton (L.S.)

STATE OF ALABAMA)

TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bryan Taunton, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of September, 2014.


Notary Public (L.S.)

**My Commission Expires
February 18, 2015**

This Instrument Prepared Without
Benefit of Title Examination By:
Luke Montgomery for
Montgomery Ponder, LLC
2421 2nd Avenue North, Unit 1
Birmingham, Alabama 35203

Send Tax Notice to

1550 Tara Drive

Columbiana, Alabama 35051

For clear chain of title.



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