

This Instrument Was Prepared By:
Robert S. Caliento, Esq.
101 Loyola Circle
Helena, Alabama 35080

SEND TAX NOTICE TO:
Frank A. Combs, III
2612 Royal Court
Pelham, Alabama 35124

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20150224000057770 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/24/2015 01:14:12 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That for **\$4,000.00** valuable consideration, the amount which can be verified by the sales contract, paid in and to the undersigned, the receipt whereof is hereby acknowledged, the undersigned grantors, **Dustin Michael Osborn, an unmarried man**, whose mailing address is 200 Peacock Drive, Alabaster, AL 35007 and **Christopher Edward Osborn, an unmarried man**, whose address is 405 Crosscut Road, Alabaster, AL 35007, hereby remises, releases, quitclaims, grants, sells, and conveys to **Frank A. Combs, III and Susan Staats Sidwell**, whose address is 2612 Royal Court, Pelham, AL 35124 (hereinafter called Grantee) all their right, title, interest and claim in or to the following-described real estate, situated in Shelby County, Alabama, property address is Forest Land to wit:

Part of that certain 30 foot strip of land excepted in deed between H. E. Wills and wife, Marie M. Wills, and Thomas H. Ware and wife, Betty C. Ware as Grantors to Edward L. Osborn and Mildred Osborn as Grantees and recorded in Deed Book 344, Page 587 in the Office of the Judge of Probate of Shelby County, Alabama on January 13, 1983, being more particularly described as follows:

Commence at the SE Corner of the NW 1/4 of the NE 1/4, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East, a distance of 111.45 feet; thence North 88 degrees 22 minutes 30 seconds West, a distance of 246.66 feet; thence North 81 degrees 41 minutes 00 seconds West, a distance of 137.30 feet; thence South 80 degrees 56 minutes 30 degrees West, a distance of 361.15 feet; thence South 64 degrees 20 minutes 30 seconds West, a distance of 273.62 feet; thence South 57 degrees 41 minutes 30 degrees West, a distance of 204.80 to the Point of Beginning; thence continue along the last mentioned course for a distance of 97.25 feet; thence South 72 degrees 12 minutes 30 seconds West, a distance of 246.70 feet; thence North 88 degrees 54 minutes 00 seconds West, a distance of 302.71 feet; thence North 81 degrees 53 minutes 00 seconds West, a distance of 88.41 feet; thence South 35 degrees 57 minutes 30 seconds West, a distance of 33.93 feet; thence South 81 degrees 53 minutes 00 seconds East, a distance of 106.09 feet; thence South 88 degrees 54 minutes 00 minutes East, a distance of 309.54 feet; thence North 72 degrees 12 minutes 30 seconds East, a distance of 255.51 feet; thence North 57 degrees 41 minutes 30 seconds East, a distance of 104.27 feet; thence North 38 degrees 24 minutes 00 seconds East, a distance of 30.17 to the POINT OF BEGINNING.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

The purpose of this conveyance is to clear title into Frank A. Combs, III and Susan Staats Sidwell.

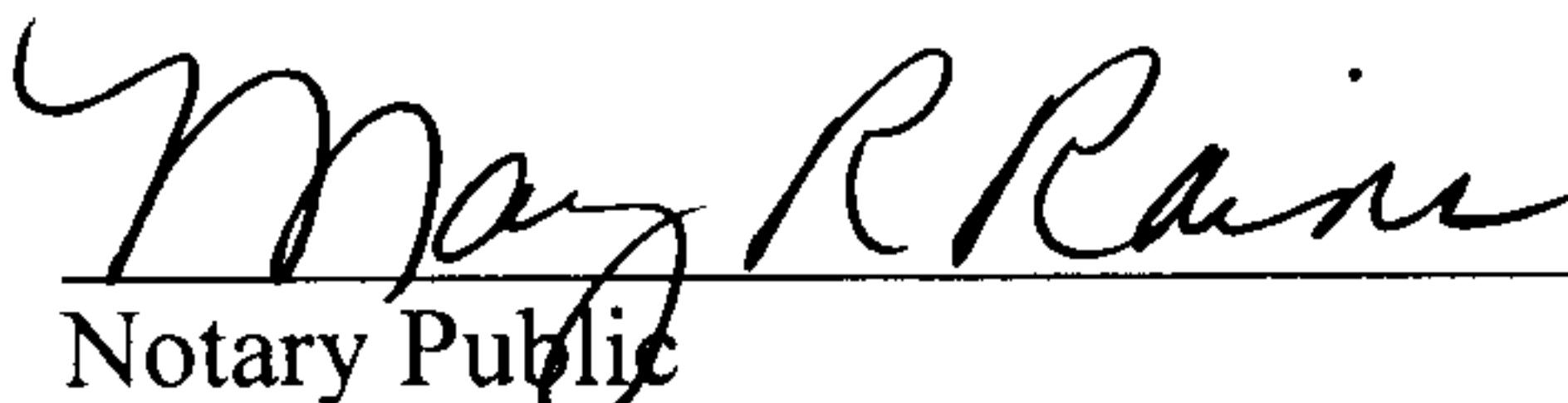
To have and to hold the said Grantee forever.


Dustin Michael Osborn

**STATE OF ALABAMA
COUNTY OF SHELBY**

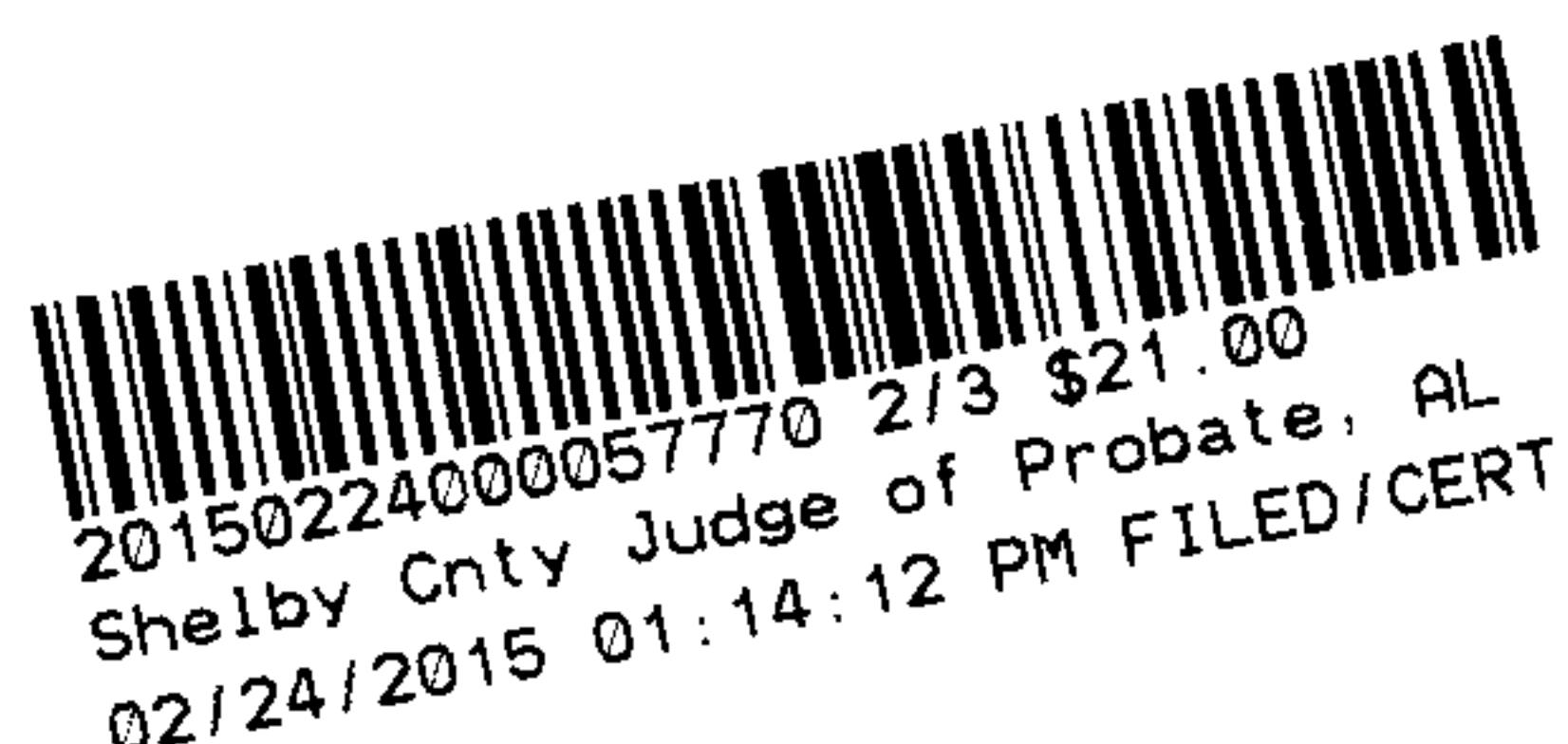
I, Mary R Rain, a Notary for said County and in said State, hereby certify that **Dustin Michael Osborn** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21 day of February, 2015.


Mary R Rain
Notary Public

My Commission Expires: 2/7/2016

(S E A L)



Christopher E Osborn
Christopher Edward Osborn

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Mary R Rain, a Notary for said County and in said State, hereby certify that **Christopher Edward Osborn** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21 day of February, 2015.

Mary R Rain
Notary Public

My Commission Expires: 2/7/2016

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