

**This Instrument Was Prepared By:**

Robert S. Caliento  
101 Loyola Circle  
Helena, Alabama 35080

**SEND TAX NOTICE TO:**

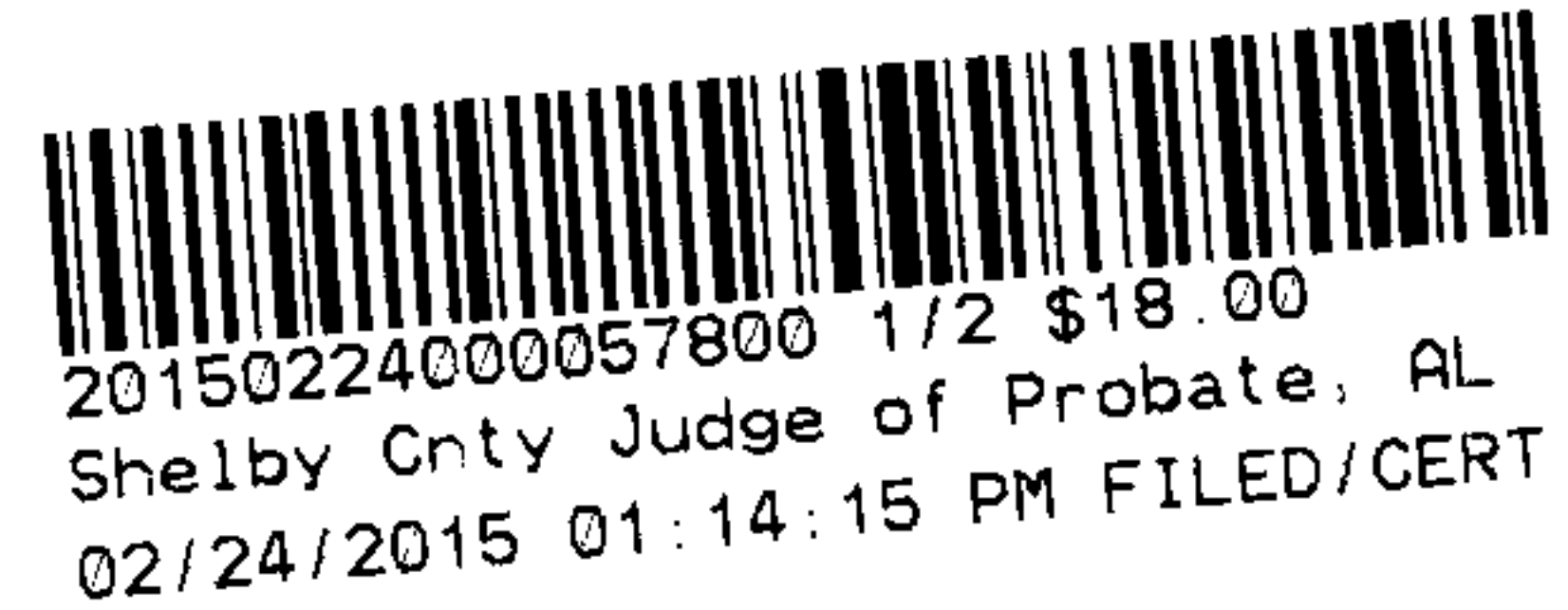
Frank A. Combs, III  
2612 Royal Court,  
Pelham, Alabama 35124

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**QUITCLAIM DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

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**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 grantor, **Elaine W. Graves, a married woman**, whose address is 1776 Deo Dara Drive, Hoover, Alabama 35226, hereby remises, releases, quitclaims, grants, sells, and conveys to **Frank A. Combs, III and Susan Staats Sidwell**, whose address is 2612 Royal Court, Pelham, Alabama 35124 (hereinafter called Grantee) all her 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:

**Any and all unrecorded easements , including but not limited to that certain 25 Foot right of way on existing road bed, as reserved in that certain Warranty Deed from H. E. Wills and Marie M. Wills to Breet H. Bangle , Patricia D. Bangle, James A. Thornton and Cindy B. Thornton, recorded in Deed Book 354, Page 111, over, under and across the following described property:**

A tract of land located in the North Half of section 4, Township 21 South, Range 2 West; more particularly described as follows:

Commence at the southeast corner of the Northwest Quarter of Northeast Quarter of Section 4, Township 21 South, Range 2 West, thence northerly along the east line of said Quarter-Quarter, Section 111.45 feet, thence 88°22'30" left 246.66 feet, thence 6°41'30" right 137.30 feet, thence 17°22'30" left 361.15 feet, thence 16°36' left 273.62 feet, thence 6°39' left 204.8 feet to the point of beginning of tract of land herein described, thence continuing along the last mentioned course 97.25 feet, thence 14°31' right 246.70 feet, thence 18°53'30" right 302.71 feet, thence 7°01' right 88.41 feet, thence 62°09'30" left 299.13 feet, thence 124°18' right 637.83 feet, thence 105°08'58" right 716.29 feet, thence 30°22' right 254.42 feet, thence 25°49' right 249.86 feet to the point of beginning of tract of land herein described.

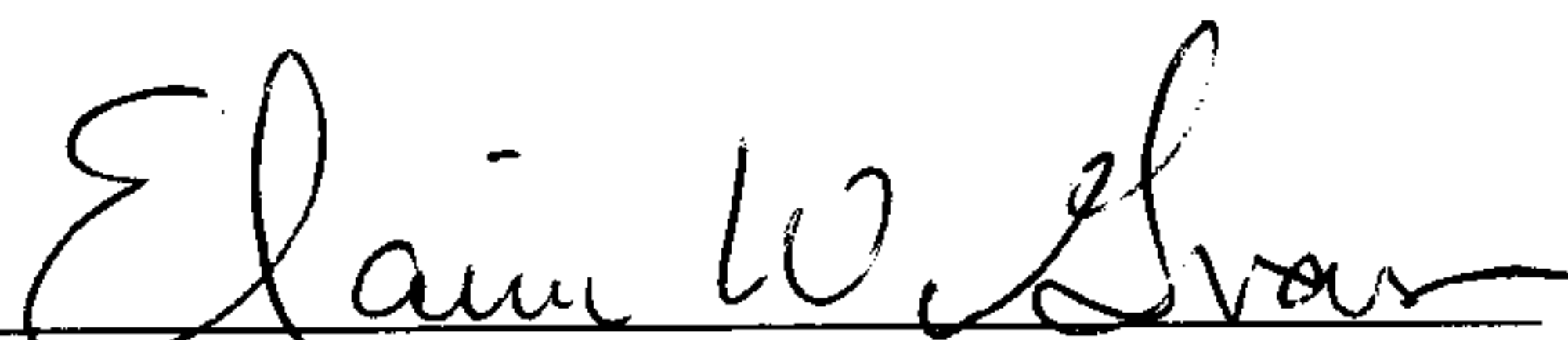
Mineral and mining rights excepted.

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

The hereinafter described property does not constitute the homestead of the grantor or the grantors spouse.

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.


  
**Elaine W. Graves**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, MARY R RAINS, a Notary for said County and in said State, hereby certify that **Elaine W. Graves**, 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 she, 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.

  
Notary Public

My Commission Expires: 2/7/2016

(S E A L)

