

THIS INSTRUMENT PREPARED BY:

Suzanne D. Paulson
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

William Mark Moran
5501 Cahaba Valley Road
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS and NO CENTS (\$10.00), the undersigned, **Judith Todd Lucas and husband Randy W. Lucas (the "Grantors")**, whose current mailing address is **5451 Cahaba Valley Road, Birmingham, AL 35242**, hereby remise, release, quit claim, grant, sell and convey to **William Mark Moran (the "Grantee")**, whose current mailing address is **5501 Cahaba Valley Road, Birmingham, AL 35242**, all their right, title, interest and claim in or to those certain parcels of real property, situated in Shelby County, Alabama (the "Properties"), more particularly described as follows:

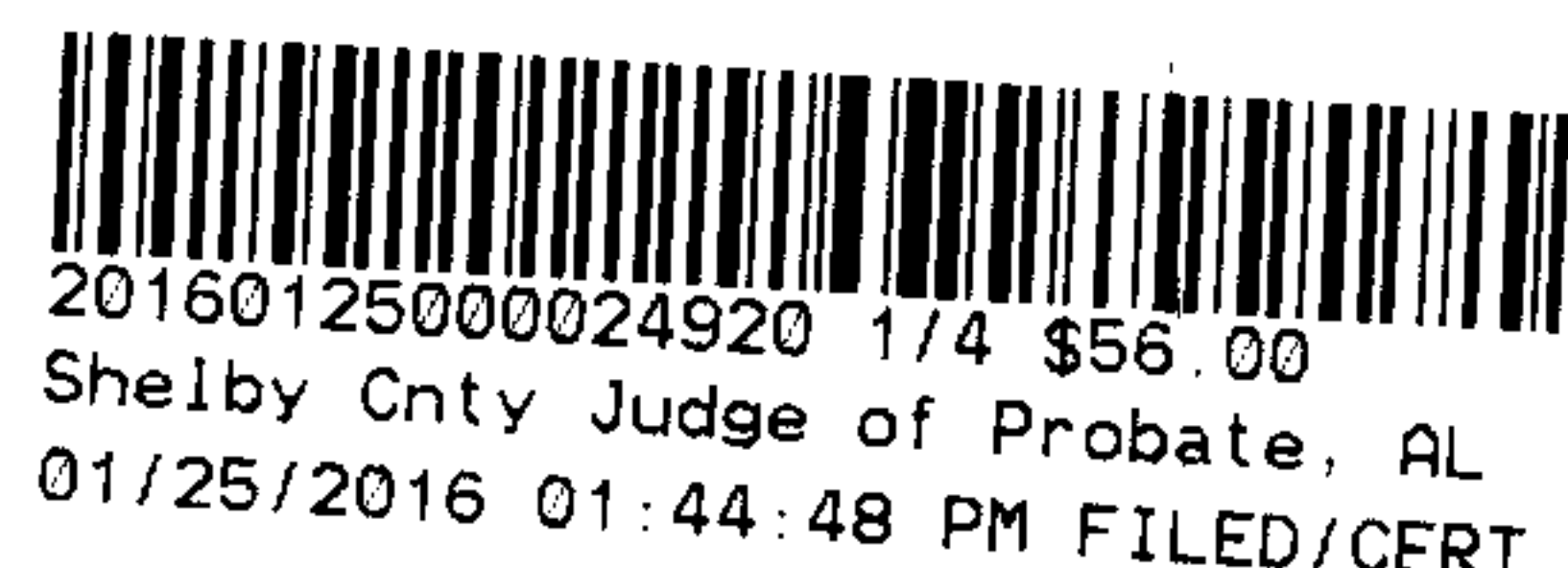
Two parcels situated in Section 23, Township 19 South, Range 2 West, Shelby County Alabama, as follows:

Parcel 1

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of said Section 23; thence run in a Westerly direction along the South line of said 1/4 - 1/4 section for a distance of 1126.71 feet to a point, thence turn an angle to the right of 87°02'30" and run in a Northerly direction for a distance of 296.20 feet to a point; thence turn an angle to the left of 87°02'30" and run in a Westerly direction for a distance of 278.00 feet to the Northwest corner of Lot 2 in Summer Place 2nd Sector as recorded in Map Book 17, on page 132, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last course in a Westerly direction and also North line of Lot 12 in said Summer Place 2nd Sector for a distance of 75.00 feet to the Point of Beginning; thence continue along last course in a Westerly direction for a distance of 50.00 feet; thence turn an interior angle to the left of 89°44'09" and run 491.02 feet; thence turn an interior angle to the left of 58°55'33" and run 100.00 feet; thence turn an interior angle to the left of 116°25'22" and run 439.76 feet to the Point of Beginning; said parcel containing 0.73 ACRES±.

Parcel 2

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of said Section 23; thence run in a Westerly direction along the South line of said 1/4 - 1/4 section for a distance of 1126.71 feet to a point, thence turn an angle to the right of 87°02'30"



and run in a Northerly direction for a distance of 296.20 feet to a point; thence turn an angle to the left of 87°02'30" and run in a Westerly direction for a distance of 278.00 feet to the Northwest corner of Lot 2 in Summer Place 2nd Sector as recorded in Map Book 17, on page 132, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last course in a Westerly direction and also North line of Lot 12 in said Summer Place 2nd Sector for a distance of 75.00 feet; thence turn an angle to the right of 84°05'04" and run 439.76; thence turn an interior angle to the right of 116°25'22" and run 385.00 to the Point of Beginning; thence turn an interior angle to the left of 125°08'49" and run 280.00 to a point on the Southeasterly Right of Way of Cahaba Valley Road, thence turn an interior angle to the right of 77°45'12" and run along the chord of a curve a distance of 118.83 feet; said curve having a radius of 1860.96 feet and an arc length of 118.85 feet; thence leaving the afore mentioned Southeasterly Right of Way of Cahaba Valley Road, turn an interior angle to the right from chord of 77°44'42" and run 280.01 to the Point of Beginning; said parcel containing 0.37 ACRES±.

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

See map attached hereto as Exhibit A.

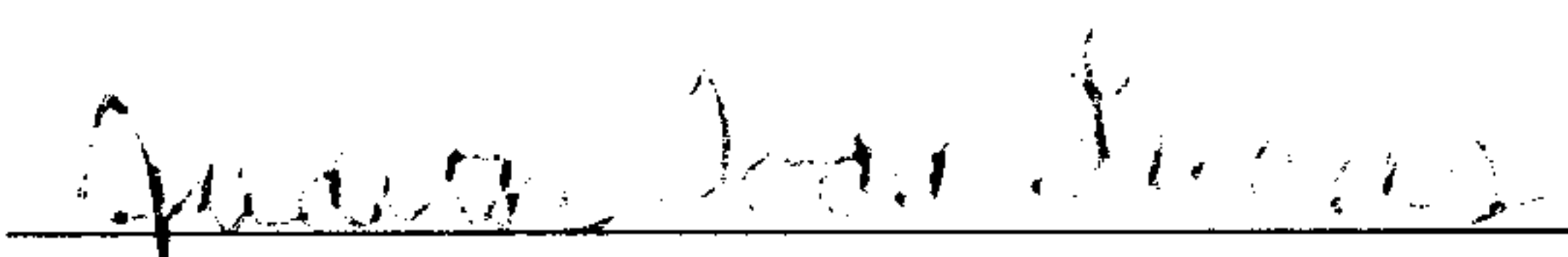
The parcels being conveyed are .73 acres +/- and .37 acres +/- off of Shelby County Tax Assessor Parcel # 10 6 23 0 001 019.000. The physical address of that property is 5451 Cahaba Valley Road, Birmingham, AL 35242.

The actual value of the property conveyed is \$33,000, which amount is based upon the tax assessor's appraised value.

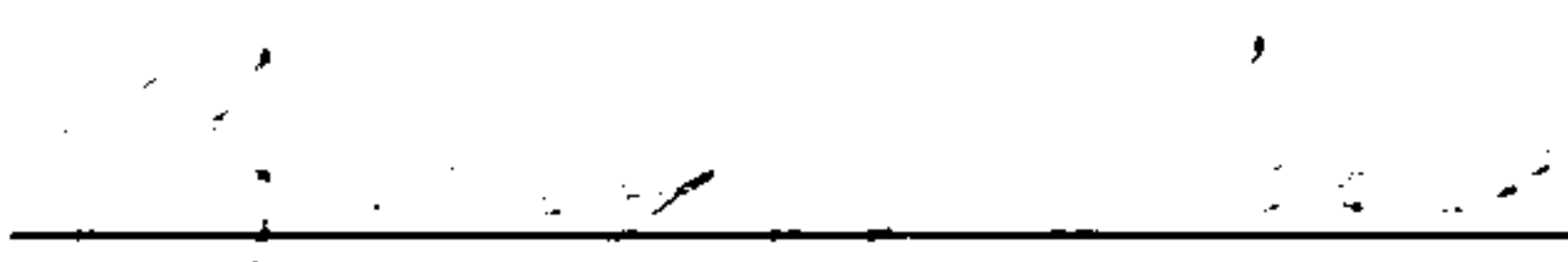
TO HAVE AND TO HOLD unto the said GRANTEE, his heirs, executors, administrators and assigns forever.

Given under my hand and seal, this 9th day of January, 2016.


GRANTORS:



Judith Todd Lucas



Randy W. Lucas


20160125000024920 2/4 \$56.00
Shelby Cnty Judge of Probate, AL
01/25/2016 01:44:48 PM FILED/CERT

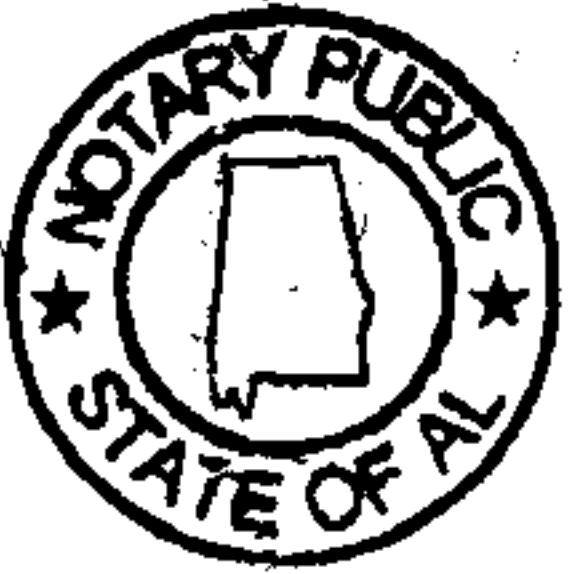
STATE OF ALABAMA)

COUNTY OF SHelBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judith Todd Lucas, 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, she executed the same voluntarily.

Given under my hand and official seal this the 4th day of January, 2016.

[Signature]
Notary Public
My Commission Expires: 3/14/2019



Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019

STATE OF ALABAMA)

COUNTY OF SHelBY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy W. Lucas, 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.

Given under my hand and official seal this the 4th day of January, 2016.

[Signature]
Notary Public
My Commission Expires: 3/14/2019



Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019


20160125000024920 3/4 \$56.00
Shelby Cnty Judge of Probate, AL
01/25/2016 01:44:48 PM FILED/CERT

CAHABA VALLEY ROAD

L=118.85'
R=1850.96'
Ch=118.83'

0.37 ACRES±

POINT OF BEGINNING PARCEL 2

SCALE: 1"=30'

A parcel of land situated in Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, Alabama, being more particularly described as follows:

Parcel 1
Commence at the Southeast corner of the NW ¼ of the SE ¼ of said Section 23; thence run in a Westerly direction along the South line of said ¼ - ¼ section for a distance of 1126.71 feet to a point, thence turn an angle to the right of 87°02'30" and run in a Northerly direction for a distance of 298.20 feet to a point; thence turn an angle to the left of 87°02'30" and run in a Westerly direction for a distance of 278.00 feet to the Northwest corner of Lot 2 in Summer Place 2nd Sector as recorded in Map Book 17, on page 132, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last course in a Westerly direction and also North line of Lot 12 in said Summer Place 2nd Sector for a distance of 75.00 feet to the Point of Beginning; thence continue along last course in a Westerly direction for a distance of 50.00 feet; thence turn an interior angle to the left of 89°44'09" and run 491.02 feet; thence turn an interior angle to the left of 58°55'33" and run 100.00 feet; thence turn an interior angle to the left of 116°25'22" and run 439.76 feet to the Point of Beginning; said parcel containing 0.73 ACRES±.

A parcel of land situated in Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, Alabama, being more particularly described as follows:

Parcel 2
Commence at the Southeast corner of the NW ¼ of the SE ¼ of said Section 23; thence run in a Westerly direction along the South line of said ¼ - ¼ section for a distance of 1126.71 feet to a point, thence turn an angle to the right of 87°02'30" and run in a Northerly direction for a distance of 298.20 feet to a point; thence turn an angle to the left of 87°02'30" and run in a Westerly direction for a distance of 278.00 feet to the Northwest corner of Lot 2 in Summer Place 2nd Sector as recorded in Map Book 17, on page 132, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last course in a Westerly direction and also North line of Lot 12 in said Summer Place 2nd Sector for a distance of 75.00 feet; thence turn an angle to the right of 84°05'04" and run 439.76; thence turn an interior angle to the right of 116°25'22" and run 385.00 to the Point of Beginning; thence turn an interior angle to the left of 125°08'49" and run 280.00 to a point on the Southeastery Right of Way of Cahaba Valley Road, thence turn an interior angle to the right of 77°45'12" and run along the chord of a curve a distance of 118.83 feet; said curve having a radius of 1850.96 feet and an arc length of 118.85 feet; thence leaving the afore mentioned Southeastery Right of Way of Cahaba Valley Road, turn an interior angle to the right from chord of 77°44'42" and run 280.01 to the Point of Beginning; said parcel containing 0.37 ACRES±.

20160125000024920 4/4 \$56.00
Shelby City Judge of Probate, AL
01/25/2016 01:44:48 PM FILED/CERT

POINT OF BEGINNING PARCEL 1

Southeast corner of the NW ¼ of the SE ¼ of said Section 23, Township 19 South, Range 2 West, Shelby County, Alabama

EXHIBIT "A"