

20160609000198740
06/09/2016 09:55:27 AM
DEEDS 1/2

16-2395

Send tax notice to: Vanessa L. Johnson, 103 Cedar Cove Lane, Pelham, AL 35124

This instrument prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy-seven thousand nine hundred and no/100 (\$77,900.00) Dollars WHICH IS CONSIDERATION TO BE APPLIED TOWARDS THE MORTGAGE the undersigned Owen E. Harris, a married man whose mailing address is: 3221 WISTERIA DR. VESTALIA, AL

35216

hereby remises, releases, quit claims, grants, sells and conveys to::

Vanessa L. Johnson, whose mailing address is: 103 Cedar Cove Lane, Pelham, AL 35124 (hereinafter called Grantee),

all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is: 103 Cedar Cove Lane, Pelham, AL 35124 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

Grantor is a married man, however, the property herein described is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 14 day of MAY 2016

Owen E. Harris SEAL
OWEN E. HARRIS

State of ALABAMA
County of TETTERSON

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Owen E. Harris, a married man, who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of MAY 2016

Edward Earl Harris
NOTARY PUBLIC

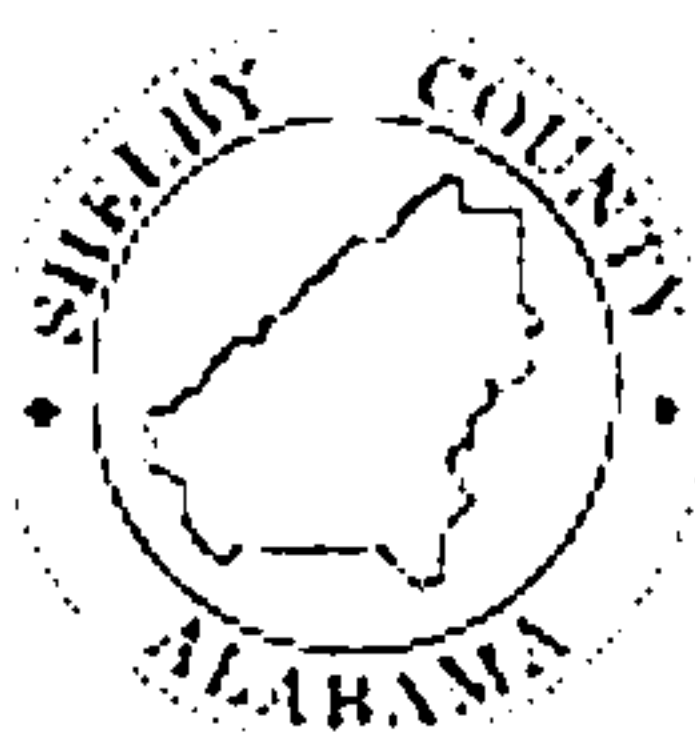
My commission expires: 8-28-16



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Block 3, according to the Survey of Cedar cove, Phase I, as recorded in Map Book 9, page 53, in the Probate Office of Shelby County, Alabama, that portion of said Lot 1 Block 3 being more particularly described as follows:

Begin at the most Southeast corner of Lot 2 Block 3 of Cedar Cove, Phase I; thence run Northwesterly along the Easterly line of said Lot 2 a distance of 370.74 feet to the Easterly right of way line of Cedar Cove Lane (this being the Northeast corner of said Lot 2 and the Southwest corner of said Lot 1), said Right of Way line being in a curve to the left running Northeasterly, having a radius of 110.0 feet, and an interior angle of 2 degrees 22'08"; thence from the last described course, turn right 90 degrees 00' to the tangent of said curve and run Northeasterly along said Right of Way line an arc distance of 4.55 feet; thence from the tangent of the last described curve, turn right 93 degrees 04'19" and run Southeasterly a distance of 370.86 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/09/2016 09:55:27 AM
\$95.00 CHERRY
20160609000198740

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.