



20160808000281390 1/3 \$1042.50
Shelby Cnty Judge of Probate, AL
08/08/2016 02:39:01 PM FILED/CERT

THIS INSTRUMENT PREPARED BY: Thomas L. Reed, Jr. Attorney At Law PO Box 10437 MURFREESBORO, TN 37129	PROPERTY OWNER: Thomas L. Reed, Jr., Trustee PO Box 10437 MURFREESBORO, TN 37129	PROPERTY ADDRESS: The Property is on SR #119/ CR #80 in Alabaster, AL but has not been assigned an address	MAIL TAX BILLS TO: Owner	TAX PARCEL NUMBERS: 236234000002.000 236231001061.027 236232001051.001 236233001001.000
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QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, Cyrus Wiser has bargained and sold and does hereby quitclaim, transfer and convey unto Thomas L. Reed, Jr., Trustee of The Bruno Property Trust, his successors and assigns, forever, that certain parcel of real estate situated and located in Shelby County, Tennessee, being more particularly described as follows to-wit:

Part of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast Corner of the Southeast Corner $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 23 and run in a Southerly direction along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 954.48 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 10 minutes 55 seconds and run in a Westerly direction for a distance of 783.04 feet to an existing iron pin; thence turn an angle to the right of 78 degrees 11 minutes 04 seconds and run in a Northwesterly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left 79 degrees 05 minutes 53 seconds and run in a Westerly direction for a distance of 401.31 feet to an existing iron pin being on the East right-of-way line of Alabama Highway #119 and being the point of beginning; thence turn an angle to the right of 180 degrees and run in an Easterly direction for a distance of 401.31 feet more or less to an existing iron pin; thence turn an angle to the right of 79 degrees 05 minutes 53 seconds and run in a Southeasterly direction for a distance of 72.76 feet to an existing iron pin; thence turn an angle to the left of 78 degrees 11 minutes 04 seconds and run in an Easterly direction for a distance of 783.04 feet to an existing iron pin being on the East line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23; thence turn an angle to the right of 86 degrees 49 minutes 05 seconds and run in a Southerly direction along said East line of $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 385.69 feet to an existing iron pin; thence turn an angle to the left 88 degrees 28 minutes 31 seconds and run in an Easterly direction for a distance of 472.61 feet to an existing iron pin; thence turn an angle to the left of 91 degrees 31 minutes and run in a Northerly direction for a distance of 360.41 feet to an existing iron pin being the Southeast corner of Lot 6, Block 8, Green Valley, 4th sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 7 Page 10; thence turn an angle to the right 90 degrees 00 minutes 51 seconds and run in

an Easterly direction along the end of the right-of-way for Brenda Drive for distance of 60.0 feet to the Southwest corner of Lot 5, Block 7, of said Green Valley, 4th Sector; thence an angle to the right 89 degrees 59 minutes 09seconds and run in a Southerly direction for a distance of 361.98 feet to an existing iron pin; thence turn an angle to the left of 88 degrees 29 minutes and run in an Easterly direction for a distance of 802.22 feet to an existing old pine heart with a tack in it; thence turn an angle to the right of 87 degrees 52 minutes 31 seconds and run in a Southerly direction for a distance of 664.27 feet to an existing fence corner; thence turn an angle to the right of 91 degrees 23 minutes 33 seconds and run in a Westerly direction along an existing fence line for a distance of 1341.97 feet; thence turn an angle to the right of 88 degrees 12 minutes 26 seconds and run in a Northerly direction for a distance of 106.84 feet; thence turn an angle to the left of 110 degrees 51 minutes 20 seconds and run in a Southwesterly direction for a distance of 479.06 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 28 minutes 34 seconds and run in a Northwesterly direction for a distance of 254.52 feet to an existing iron pin; thence turn an angle to the left of 92 degrees 44 minutes 11 seconds and run in a Southwesterly direction for a distance of 300.24 feet more or less to a point on the east right-of-way line of Alabama Highway #119; thence turn an angle to the right and run in a Northwesterly direction along said Eat right-of-way line of Alabama Highway #119 for a distance of 1198.14 feet more or less to the point of beginning.

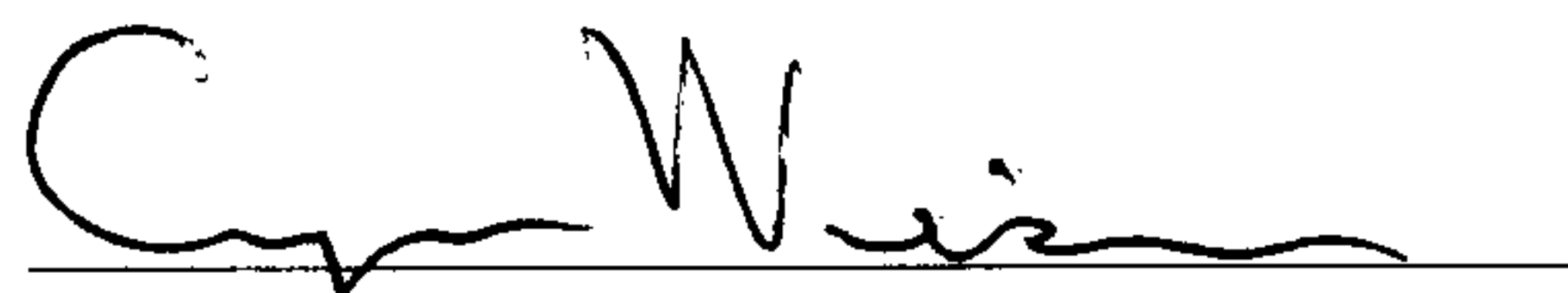
Being the same property conveyed to Cyrus Wiser by Warranty Deeds record in Record and indexed as 20081219000470830 and 20100310000070190 of the Register's Office of Shelby County, Alabama.

The property is subject to all easements, set back lines, and/or restrictions either recorded or by prescription that a complete title search may reveal.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging to the said Grantee, his successors and assigns forever.

WITNESS MY HAND, this the 5th day of August 2016.


Cyrus Wiser

STATE OF TENNESSEE]
 :SS
COUNTY OF RUTHERFORD]

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared Cyrus Wiser with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainer, and that he as such executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal at Murfreesboro, Tennessee, this the 5th day of August 2016.

Rora G. Adams
NOTARY PUBLIC
My Commission Expires: 9/25/19

STATE OF TENNESSEE]
 :SS
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 1,021,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Cyrus Wiser
Affiant

Sworn to and subscribed before me, this the 5th day of August 2016.

Rora G. Adams
NOTARY PUBLIC

My Commission Expires: 9/25/19

When Recorded Return to
Thomas L. Reed, Jr.
Attorney At Law
PO Box 10437
MURFREESBORO, TN 37129


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