

This instrument was prepared without benefit of title evidence by:

William R. Justice  
P. O. Box 587  
Columbiana, Alabama 35051

2017040500C116090 1/2 \$18.50  
Shelby Cnty Judge of Probate AL  
04/05/2017 02:58:53 PM FILED/CERT

## QUITCLAIM DEED FOR EASEMENTS

\$1500.00

THE STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Melissa Knowles Nannini, a married woman (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to William H. Cole (hereinafter called GRANTEE) all her right, title, interest, and claim in or to the following described easements for ingress, egress, and utilities, situated in Shelby County, Alabama, to-wit:

A 20-foot wide easement for ingress, egress, and utilities described as commencing at the point where the East line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 22 South, Range 3 West, intersects the SE right of way line of Shelby County Highway No. 12; thence Southwest along said right of way a distance of 96.02 feet to the Point of Beginning of the centerline of said easement; thence 98 deg. 15 min. 26 sec. left and run Southeast a distance of 180.0 feet to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, being the Point of Ending of the centerline of said easement.

Also, a 20-foot wide easement for ingress, egress, and utilities described as commencing at the point where the West line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 22 South, Range 3 West, intersects the SE right of way line of Shelby County Highway No. 12; thence South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 185.0 feet to the Point of Beginning of the centerline of said easement; thence 30 deg. 21 min. 54 sec. left and run Southeast a distance of 60 feet; thence 29 deg. right and run Southeast a distance of 300 feet; thence 42 deg. 30 min. right and run Southwest 205 feet to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, the Point of Ending of the centerline of said easement.

This deed is executed for a nominal consideration in order to confirm and clear title to the above-described easements. The real property on which the easements are located is not the homestead of GRANTOR or GRANTOR's spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 29<sup>th</sup> day of March, 2017.

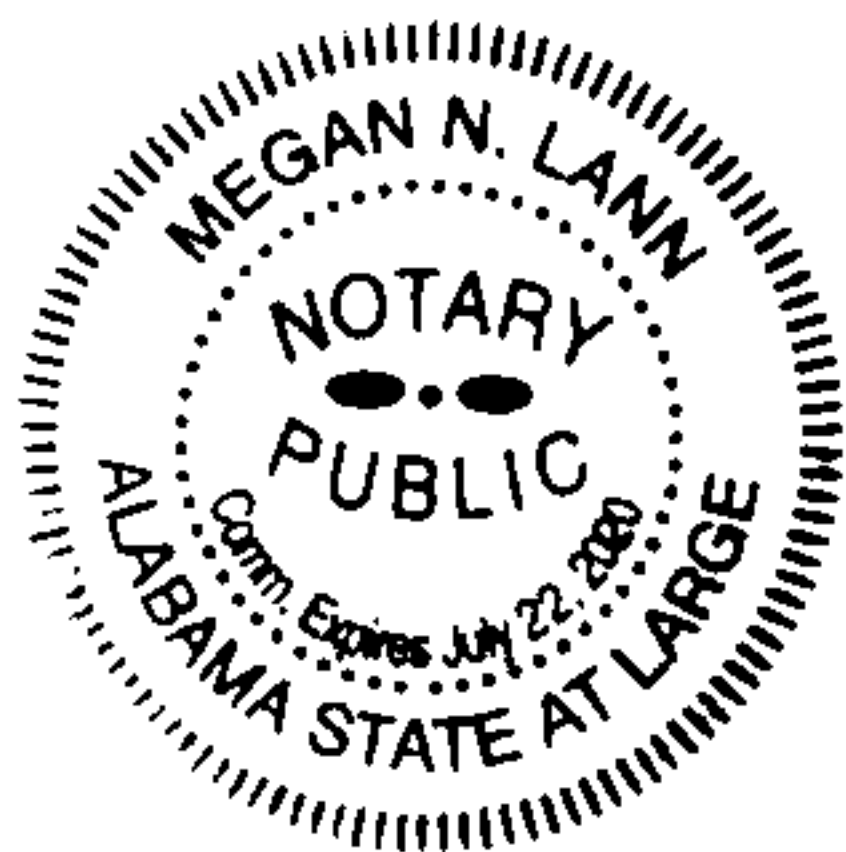
Melissa Knowles Nannini  
Melissa Knowles Nannini

Shelby County, AL 04/05/2017  
State of Alabama  
Deed Tax: \$ .50

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melissa Knowles Nannini, 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 on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2017.



M Lann

Notary Public

My commission expires:

July 22, 2020



20170405000116090 2/2 \$18.50  
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