

THIS DEED WAS PREPARED BY:

SEND TAX NOTICES TO:

JOHN DAUGHERTY
ATTORNEY AT LAW
2720 SOUTHVIEW TERRACE
VESTAVIA HILLS, AL. 35216

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Six Thousand Nine Hundred Forty Six & 89/100 (\$66,946.89) Dollars in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Howard Moore, a single man, and Charles Loyd a/k/a Charles Lloyd, a married man,(Grantors) hereby remise, release, and quit claim to Margaret Sue Mikul (Grantee), all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LONG LEGAL: Part of the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at the intersection of the South right of way line of the Montevallo-Maylene-Dogwood Highway with the West right of way line of the main line of the Southern R.R. and run southerly along the West right of way line of said R.R. to the North right of way line of the Southern R.R. spur track, leading to Little Gem Coal Co. Mines, thence westerly along the North right of way line of said spurtrack of the East right of way line of the new Montevallo-Maylene-Dogwood Highway, thence northeasterly and easterly along said road right of way to the point of beginning.

Less and Except:

A parcel of property situated in the NE 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the point where the South right of way line of Shelby County Highway No. 22 intersects the Westerly right of way line of the old southern railroad track and thence run North $89^{\circ} 39' 06''$ West along the said South line of Highway 22 a distance of 335.28 feet to the intersection point of said Highway 22 and the East Margin of Shelby County Highway No. 17; thence run S $15^{\circ} 13' 48''$ West along said east margin of said Highway 17 a distance of 247.94 feet to a set rebar corner and the point of beginning of the property being described; thence run S $15^{\circ} 46' 46''$ W along said margin of said Highway 17 a distance of 250.69 feet to a corner; thence run S $19^{\circ} 07' 32''$ W along same said East margin of same said Highway 17 a distance of 157.90 feet to a corner; Thence run S $20^{\circ} 19' 15''$ W along same said margin of same said Highway 17 a distance of 62.21 feet to found bolt corner on the intersection of the East margin of Shelby County Highway No. 17 and the North margin of an old railroad spur track in a curve to the left having a central angle of $35^{\circ} 37' 25''$ and a radius of 543.48 feet; thence run East Northeasterly along the said North Right of Way line of said railroad spur track an arch distance of 337.91 feet to a set rebar corner; thence run N $10^{\circ} 37' 20''$ East a distance of 329.38 feet to a set rebar corner; thence run N $10^{\circ} 40' 14''$ W a distance of 118.02 feet to a fence corner. Thence run S $85^{\circ} 17' 30''$ W a distance of 217.24 feet to the point of beginning, all being situated in the Northeast quarter of the Southeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

(This is the same property conveyed by Sheriff's Deed recorded in the Shelby County Probate records at Instrument#: 20170518000172550 on 5/18/2017)

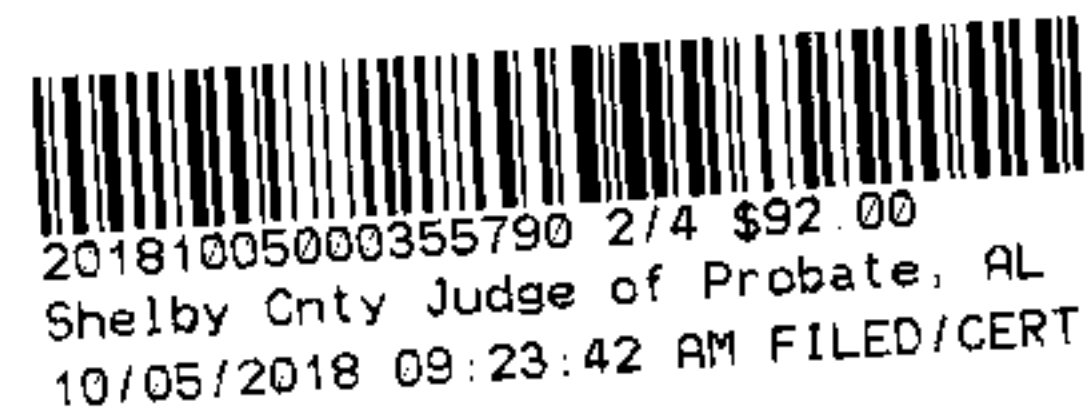
Parcel Id#: 27-3-05-0-002-004.000

Street Address: 3100 Highway 17, Montevallo, Al. 35115

TO HAVE AND TO HOLD the described premises to the said Grantee in fee simple forever, its Successors, Heirs and Assigns forever together with every contingent remainder and right of reversion.

Grantor - Howard Moore resides at: 99 County Road 997, Clanton, Al. 35046

Grantor - Charles Lloyd resides at: 400 County Road 905, Jemison, Al. 35085



Grantee - Margaret Sue Mikul resides at 4270 Highway 119 Montevallo, Al. 35115

The above described property was conveyed for \$66,946.89 in order that the Grantee might redeem the said property originally auctioned by the Shelby County Sheriff's Department on 4/4/2017.

Given under my hand and seal, this the 12TH day of APRIL ~~March~~, 2018.


HOWARD MOORE (Grantor)


CHARLES LOYD a/k/a
CHARLES LLOYD (Grantor)

State of Alabama)
County of Shelby)


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

Given under my hand this the 12 day of March, 2018..

APRIL

(Notary Public)

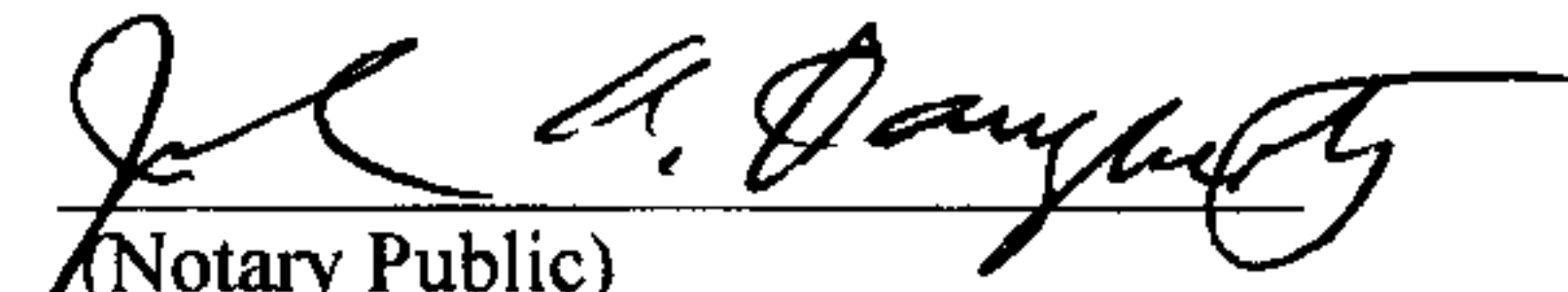
MY COMMISSION EXPIRES: 6/27/2019


20181005000355790 3/4 \$92.00
Shelby Cnty Judge of Probate, AL
10/05/2018 09:23:42 AM FILED/CERT


State of Alabama)
County of Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles Loyd a/k/a Charles Lloyd, 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 on the day the same bears date.

Given under my hand this the 12 day of March, 2018..


(Notary Public)

MY COMMISSION EXPIRES: 6/27/2019


20181005000355790 4/4 \$92.00
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