

Send tax notice to:

CHRISTOPHER A. KEITH
291 AUTUMN CREST DRIVE
COLUMBIANA, AL 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A2
Birmingham, Alabama 35242

STATE OF ALABAMA

TITLE NOT EXAMINED

SHELBY COUNTY

½ of ASSD. VALUE: \$27,870.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, in hand paid to the undersigned **CHRISTOPHER A. KEITH and ANGELA J. KEITH, both single individuals**, whose address is: 291 Autumn Crest Drive, Columbiana, AL 35051 (hereinafter referred to as the "Grantors") by **CHRISTOPHER A. KEITH** whose mailing address is: 291 Autumn Crest Drive, Columbiana, AL 35051 (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of their rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 2nd day of June, 2020.



ANGELA J. KEITH

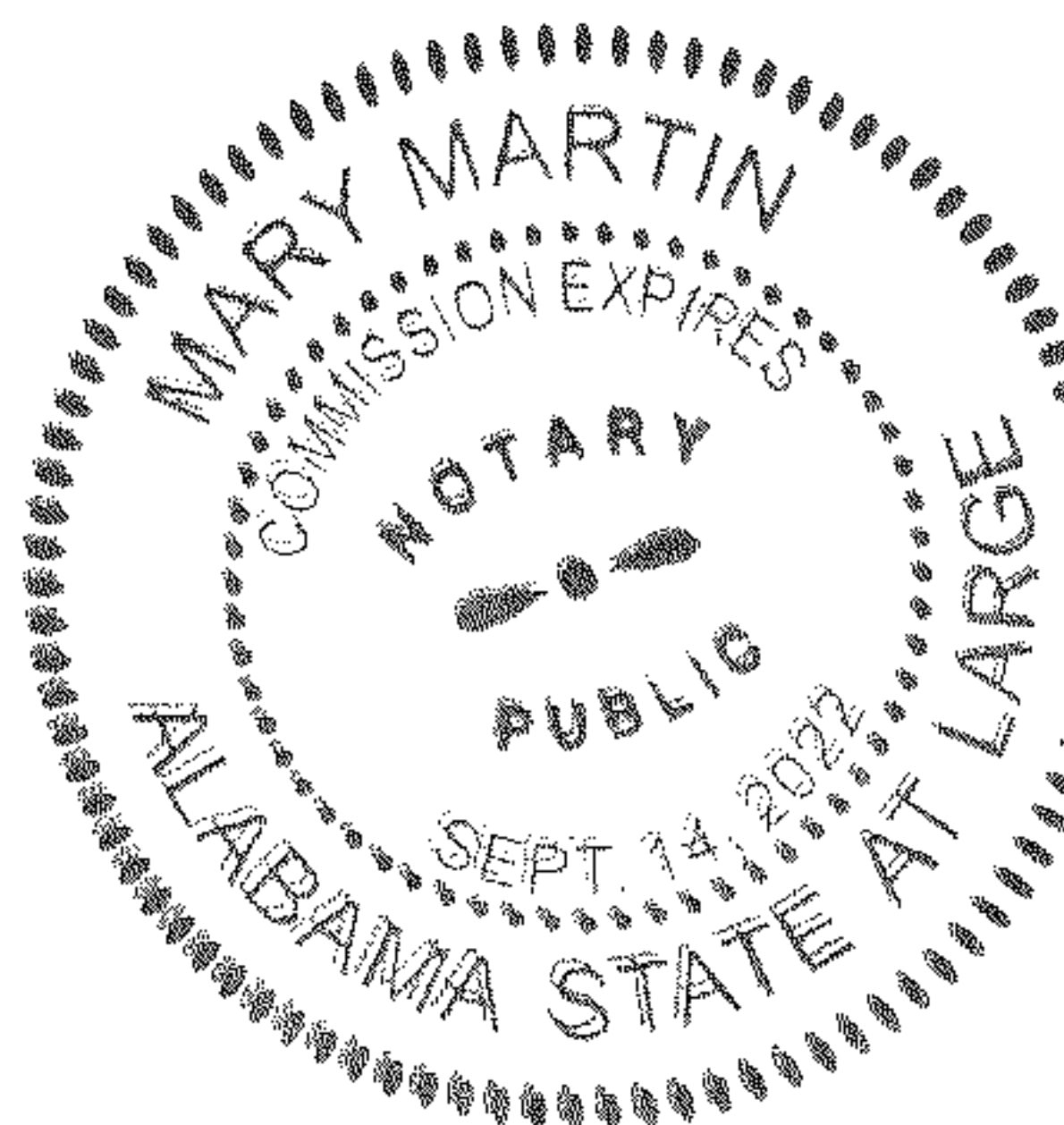
STATE OF ALABAMA

20200611000238360 06/11/2020 11:46:44 AM QCDEED 2/3

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ANGELA J. KEITH 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 the 2nd day of June, 2020.



Mary Martin
Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4 day of June, 2020.

CHRISTOPHER A. KEITH

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHRISTOPHER A. KEITH 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 and official seal this the 4 day of June, 2020.

Charles D. Stewart, Jr.

Notary Public
Print Name:
Commission Expires:

1321

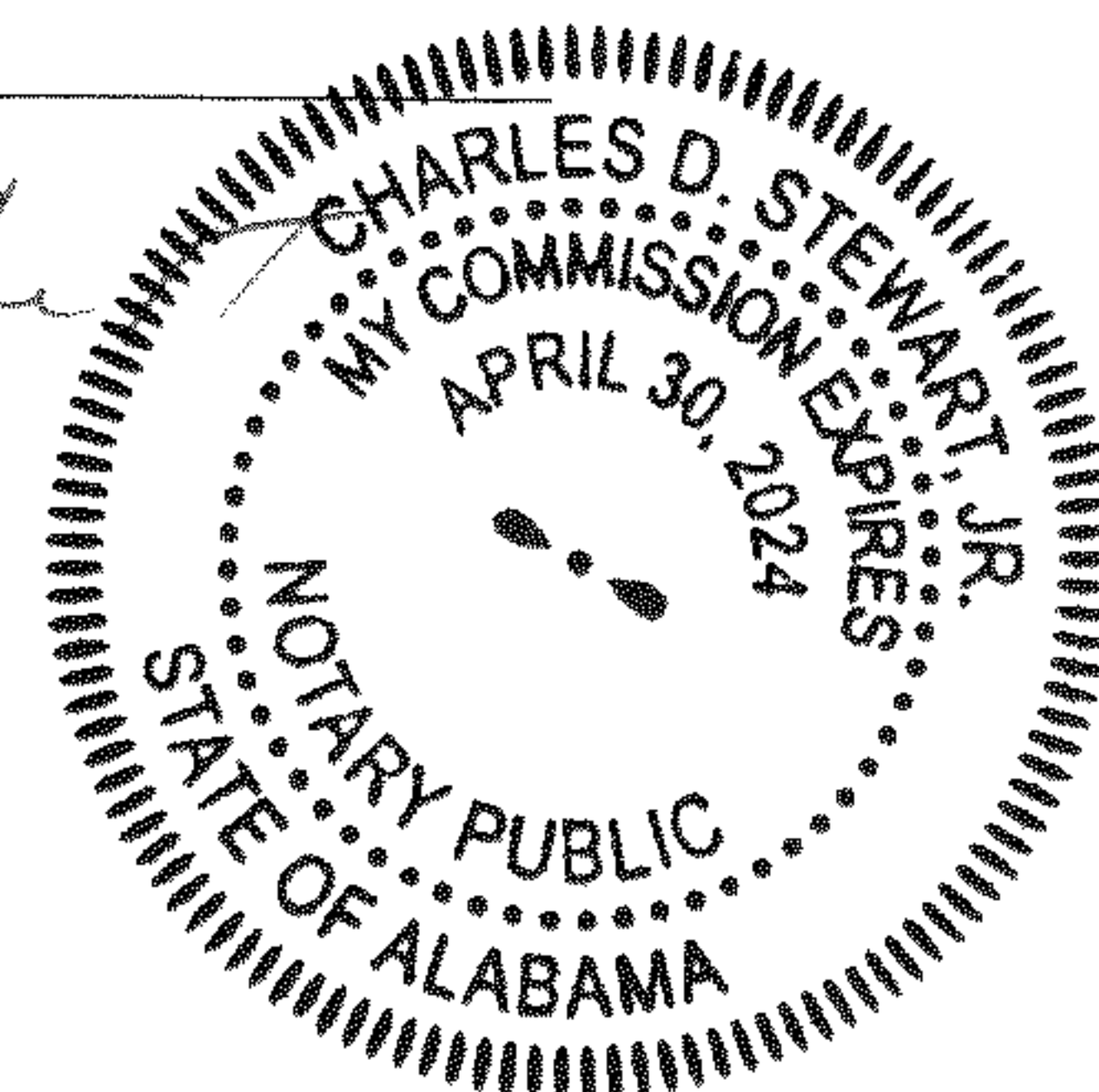


EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT A 1/2 INCH CAPPED PIPE IN PLACE BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED NORTH 88 DEGREES 55 MINUTES 14 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 72.30 FEET TO A 1/2 INCH REBAR IN PLACE, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 08 DEGREES 36 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 893.81 FEET; THENCE PROCEED SOUTH 86 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 910.81 FEET TO A POINT ON THE CENTERLINE OF A 60 FOOT INGRESS AND EGRESS EASEMENT (SET PK NAIL IN ASPHALT); THENCE PROCEED SOUTH 72 DEGREES 19 MINUTES 03 SECONDS EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 322.70 FEET TO A 1/2 INCH REBAR IN PLACE; THENCE PROCEED SOUTH 47 DEGREES 40 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 332.64 FEET; THENCE PROCEED SOUTH 29 DEGREES 46 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 176.03 FEET; THENCE PROCEED SOUTH 48 DEGREES 08 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 102.33 FEET; THENCE PROCEED SOUTH 04 DEGREES 26 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 258.61 FEET TO A 1/2 INCH REBAR IN PLACE BEING LOCATED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE PROCEED SOUTH 88 DEGREES 55 MINUTES 14 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1072.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

ALSO GRANTED A 60 FOOT INGRESS/EGRESS EASEMENT, BEING 30 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING LOCATED ON THE NORTHERLY BOUNDARY OF TARA DRIVE; THENCE PROCEED SOUTH 88 DEGREES 43 MINUTES 04 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SECTION 11 AND ALONG THE NORTHERLY BOUNDARY OF SAID TARA DRIVE FOR A DISTANCE OF 46.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 47; THENCE PROCEED NORTH 13 DEGREES 37 MINUTES 59 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 80.73 FEET; THENCE PROCEED NORTH 07 DEGREES 25 MINUTES 53 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 154.80 FEET; THENCE PROCEED NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 186.49 FEET; THENCE PROCEED NORTH 06 DEGREES 01 MINUTES 38 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 92.01 FEET TO THE CENTERLINE OF SAID 60 FOOT EASEMENT, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT THENCE PROCEED SOUTH 87 DEGREES 10 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 169.64 FEET; THENCE PROCEED SOUTH 72 DEGREES 03 MINUTES 42 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD FOR A DISTANCE OF 144.00 FEET; THENCE PROCEED SOUTH 86 DEGREES 38 MINUTES 14 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 260.71 FEET; THENCE PROCEED NORTH 63 DEGREES 19 MINUTES 14 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 259.85 FEET; THENCE PROCEED NORTH 78 DEGREES 15 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 215.95 FEET; THENCE PROCEED NORTH 78 DEGREES 15 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 319.16 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE 1/4 OF THE NE 1/4 OF SAID SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2020 11:46:44 AM
\$56.00 CHERRY
20200611000238360

Allen S. Bayl