

20200611000238370
06/11/2020 11:46:45 AM
QCDEED 1/3

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: \$65,830.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

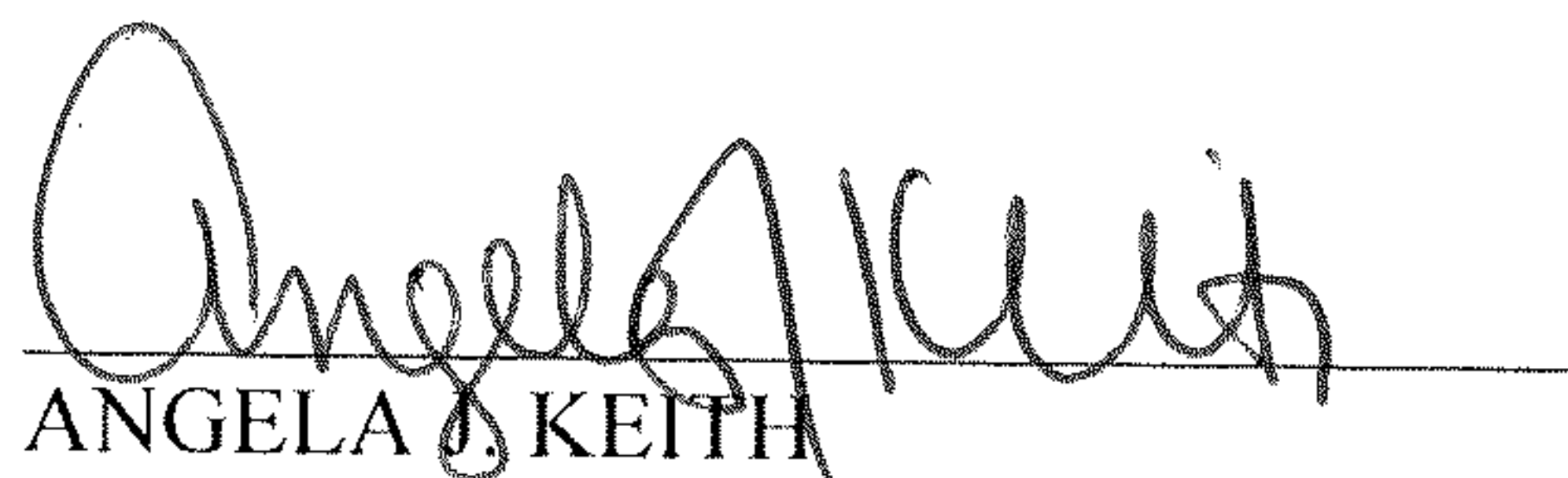
That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, in hand paid to the undersigned **CHRISTOPHER A. KEITH and ANGELA J. KEITH, both single individuals**, whose address is: 200 Autumn Ridge Drive, Columbiana, AL 35051 (hereinafter referred to as the "Grantors") by **CHRISTOPHER A. KEITH** whose property address is: 200 Autumn Ridge Drive, Chelsea, AL 35043 (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

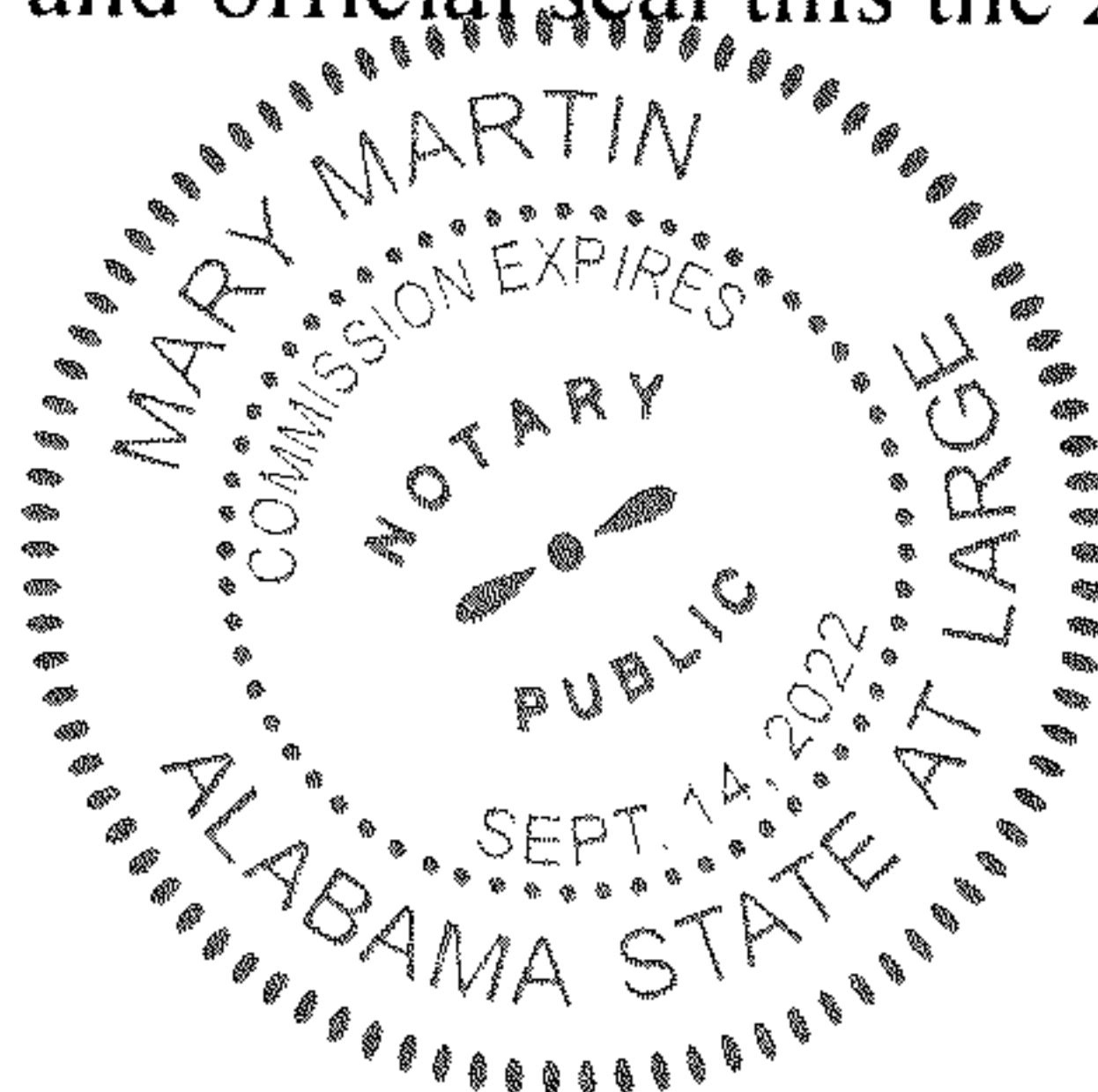
STATE OF ALABAMA

20200611000238370 06/11/2020 11:46:45 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 4th day of June, 2020.

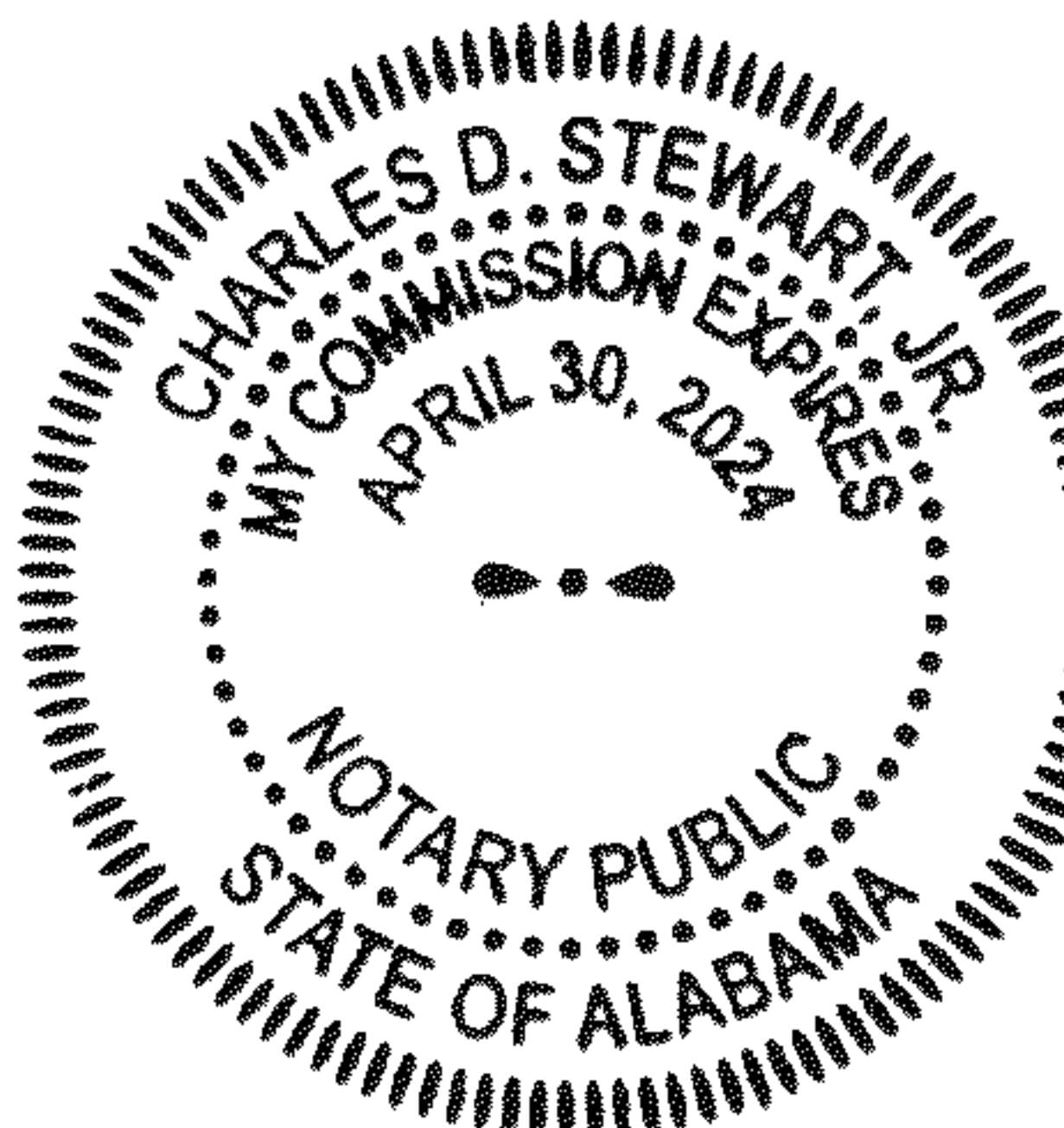
[Signature]
CHRISTOPHER A. KEITH

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 4th day of June, 2020.



[Signature]

Notary Public

Print Name:

Commission Expires:

Charles D Stewart Jr
4-30-24

EXHIBIT A

The Land is described as follows:

Commence at a 1/2" rebar in place being the Southeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From the beginning point proceed North 88°54'56" East along the South boundary of the NW 1/4 of the NE 1/4 for a distance of 72.58 feet (set 1/2" rebar) thence proceed North 08°36'50" East for a distance of 893.81 feet; thence proceed North 39°00'38" West for a distance of 136.78 feet; thence proceed South 88°54'02" West for a distance of 75.41 feet; thence proceed North 51°48'59" West for a distance of 562.87 feet to a 1/2" rebar in place; thence proceed South 88°34'23" West for a distance of 570.53 feet (set 1/2" rebar); thence proceed South 32°17'35" East for a distance of 524.47 feet to a railroad spike at end of fence; thence proceed South 30°33'36" East for a distance of 664.56 feet; thence proceed South 18°43'30" West for a distance of 174.79 feet; thence proceed South 05°41'01" West for a distance of 68.97 feet; thence proceed South 00°23'48" East for a distance of 80.10 feet to a point on the South boundary of the NE 1/4 of the NW 1/4 of Section 10; thence proceed North 88°54'09" East along the South boundary of said NE 1/4 of the NW 1/4 for a distance of 406.41 feet to the point of beginning.

The above described land is located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

TOGETHER WITH:

A 30 foot ingress and egress easement being 30 feet in equal width on the West side of the following described line; Commence at a 1/2" rebar in place being the SE corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 88°52'10" West along the South boundary of said 1/4 1/4 section for a distance of 394.59 feet to the point of beginning of said easement. From this beginning point proceed South 01°10'12" East along the East boundary of said easement for a distance of 914.24 feet to a point on the Northerly right of way of Tara Drive and the termination of said easement.

TOGETHER WITH:

A 40 foot ingress and egress easement being 40 feet in equal width on the East side of the following described line: Commence at a 1/2" rebar in place being the SE corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama. Thence proceed South 88°52'10" West along the South boundary line of said 1/4 1/4 section for a distance of 484.59 feet to the point of beginning of said easement. From this beginning point proceed South 01°10'12" East along the West boundary of said easement for a distance of 116.91 feet to the termination of said easement. The above described land is located in the SE 1/4 of the NW 1/4 of 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 11:46:45 AM
\$94.00 CHERRY
20200611000238370

Allen S. Bayl