

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, AL 35046
(205) 755-1975


20200925000432910 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
09/25/2020 12:48:33 PM FILED/CERT

Shelby County, AL 09/25/2020
State of Alabama
Deed Tax: \$12.00

QUITCLAIM DEED

SEND TAX NOTICES TO:

1362 Hwy 69
Chelsea, AL 35043

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eleven Thousand Nine Hundred Dollars and 0/100 (\$11,900.00) and other good and valuable considerations, in hand paid to, **JEREMY SMITH**, a single person, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby **RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY** unto **DAVID SHIRLEY, and LISA SHIRLEY**, (hereinafter called the **GRANTEES**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence run North 1 deg. 17 mm. 44 sec. East along the East 1/4 Section line a distance of 870.15 feet to Spencer Creek; thence North 55 deg. 01 mm. 30 sec. West 19.63 feet along Spencer Creek to the intersection with a creek branch; thence run South 38 deg. 55 mm. 02 sec. West 50.33 feet along said creek branch to a pipe culvert outlet; thence run South 70 deg. 41 mm. 42 sec. West 15.42 feet along said pipe culvert to the intersection with Barker Drive, a chert road and the center of a 30 foot wide non-exclusive access easement; thence run along said Barker Drive and Barker Lane access easements centerlines the following bearings and distances: South 2 deg. 68 min. 56 sec. East 43.25 feet; thence South 14 deg. 05 min. 27 Sec. West 130.82 feet; thence South 23 deg. 53 mm. 51 sec. West 303.34 feet; thence in a curve to the right, having a radius of 175.00 feet and an arc length of 106.32 feet along a chord South 41 deg. 18 min. 10 sec. West 104.69 feet to the centerline intersection of Barker Lane; thence run South 28 deg. 10 mm. 07 sec. East 180.97 feet; thence in a curve to the right, having a radius of 51.00 feet and an arc length of 46.10 feet, along a chord South 2 deg. 16 mm. 30 sec. East, 44.54 feet to an iron pin set; thence South 28 deg. 06 min. 27 sec. East 120.94 feet to an iron pin set on the South 1/4 Section line; thence South 89 deg. 55 mm. 55 sec. East along said South 1/4 Section line, 120.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following parcel heretofore sold to Grantees as shown by Instrument No. 20060216000077170, more particularly described as follows:

A part of the Southeast 1/4 of the Northeast 1/4, Section 8, township 20 South, Range I East, Shelby County, Alabama, more particularly described as follows: From the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence run North 1 deg. 17 mm. 44 sec. East along the East 1/4 Section line a distance of 411.00 feet to a point of beginning, an iron pin set; thence continue last stated course 459.15 feet to Spencer Creek; thence North 55 deg. 01 mm. 30 sec. West 19.63 feet along Spencer Creek to the intersection with a creek ranch; thence run South 38 deg. 56 min. 02 sec. West 50.33 feet along said creek branch to a pipe culvert outlet; thence run South 70 deg. 41 min. 42 sec. West 15.42 feet along said pipe culvert to the intersection with Barker Drive, a chert road and the center of a 30 foot wide non-exclusive access easement; thence run along said Barker Drive access easement centerline the following bearings and distances: South 2 deg. 58 mm. 56 sec. East 43.25 feet; thence South 14 deg. 05 mm. 27 sec. West 130.82 feet; thence South 23 deg. 53 min. 51 sec. West 275.18 feet; thence South 88 deg. 42 mm. 16 sec. East 193.01 feet to the point of beginning; being situated in Shelby County, Alabama.

Also being herein granted the rights to use the access easement to Shelby County Highway #39, being described as follows:

From the Northeast corner of the Southeast 1/4 of the Northeast 1/4, Section 8, Township 20 South, Range I East, a concrete monument with disc found; thence North 89 deg. 13 min. 31 sec. West along the North 1/4 1/4 Section boundary 319.00 feet to a 1.5 inch pin found on the Southerly 40 foot right of way line of Shelby County Highway 39; thence South 55 deg. 24 mm. West 34.51 feet along a chord of the Southerly right of way, said highway being a curve to the right, to its intersection of Barker Drive, a chert road, and the point of beginning of the center of a 30 foot wide non-exclusive easement; thence run along Barker Drive access easement centerline the following bearings and distances: South 51 deg. 04 min. 12 sec. East 210.20 feet; South 21 deg. 08 mm. 22 sec. East 155.76 feet; thence 6 deg. 14 min. 24 sec. West 82.36 feet; South 35 deg. 34 mm. 10 sec. East 83.73 feet and South 24 deg. 02 mm. 36 sec. East 40.07 feet to the boundary of said Parcel A. All being situated in Shelby County, Alabama.

The above described property lies in the NE 1/4 of the SW 1/4 of Section 35, Township 21 North, Range 20 East, Coosa County, Alabama.

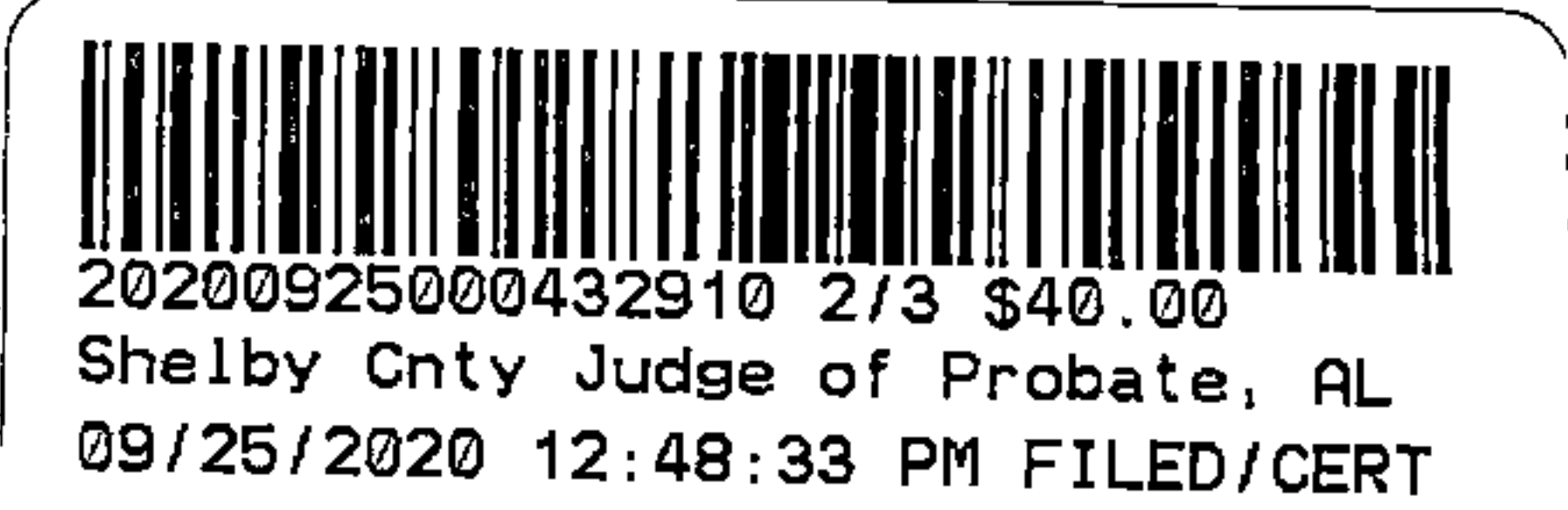
This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

TO HAVE AND TO HOLD to said Grantees forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 26th day of August, 2020.

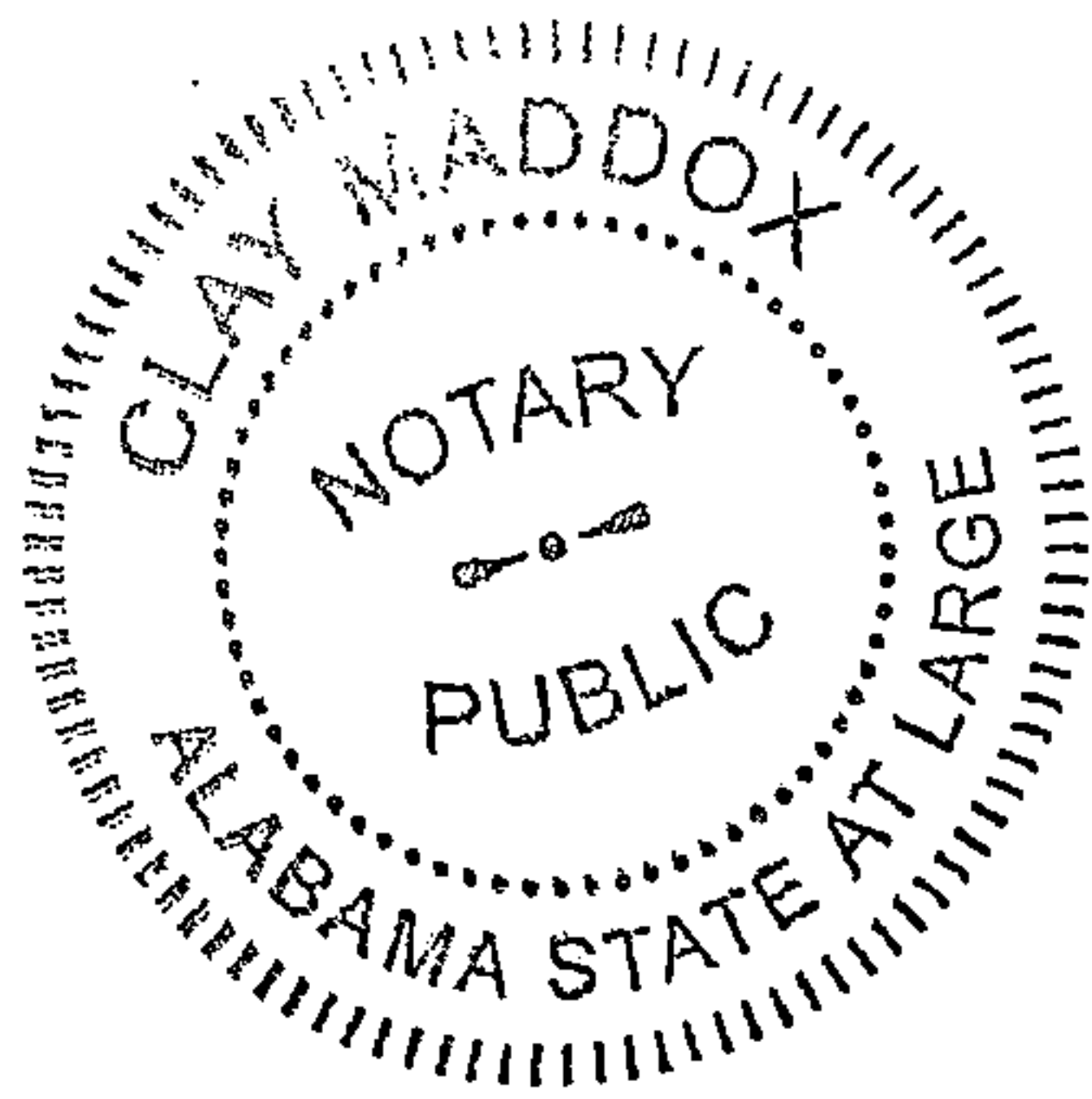
Jeremy Smith
JEREMY SMITH

STATE OF ALABAMA)
COUNTY OF CHILTON)



I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JEREMY SMITH 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2020.




NOTARY PUBLIC

My Commission Expires: 7-23-23

Address of Grantee:
1362 Alabama Hwy 69
Chelsea, AL 35043

Address of Grantor:
9616 Alabama Hwy 22
Maplesville, AL 36750

Property Address:
39 Barker Drive
Chelsea, AL

Real Value: \$11,900.00



20200925000432910 3/3 \$40.00
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