

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Neil Walker
301 W Grande View Terrace
Maylene, AL 35114

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Barbara Bailey, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Neil Walker and Stacey Walker** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A 20 foot wide easement lying South of Amanda Lane and East of the following described property:

Commence at the Southwest corner of Section 26, Township 24 North, Range 15 East, and run thence East along the South line of said section a distance of 1,142.43 feet, more or less, to the 397 contour line above mean sea level, and a point thereon marked by a concrete monument placed by the Alabama Power Company; thence continue East along the South line of said section a distance of 180.00 feet; thence turn an angle of 58 degrees 00 minutes to the left and run a distance of 120.00 feet to the point of beginning; thence continue same course a distance of 155.00 feet to a point; thence turn an angle of 120 degrees 00 minutes to the left and run a distance of 188.00 feet, more or less, to the 397 contour line above mean sea level; thence run southwesterly along said 397 foot contour line to the Northwest corner of the property conveyed to Hilda E. Van Landingham as recorded in Real Record 51, Page 130, in Probate office of Shelby County, Alabama; thence run in an easterly direction along the North line of said Van Landingham property a distance of 207.45 feet, more or less, to the point of beginning. Easement to extend North of the Northeast corner of above described property to the center line of Amanda Lane. Situated in Shelby County, Alabama.

An Easement for Ingress, Egress and Utilities.

See also attached Exhibit "A"

The above described property constitutes no part of the homestead of the Grantor or her spouse.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 19th day of March, 2021.


Barbara Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara Bailey** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of March, 2021.



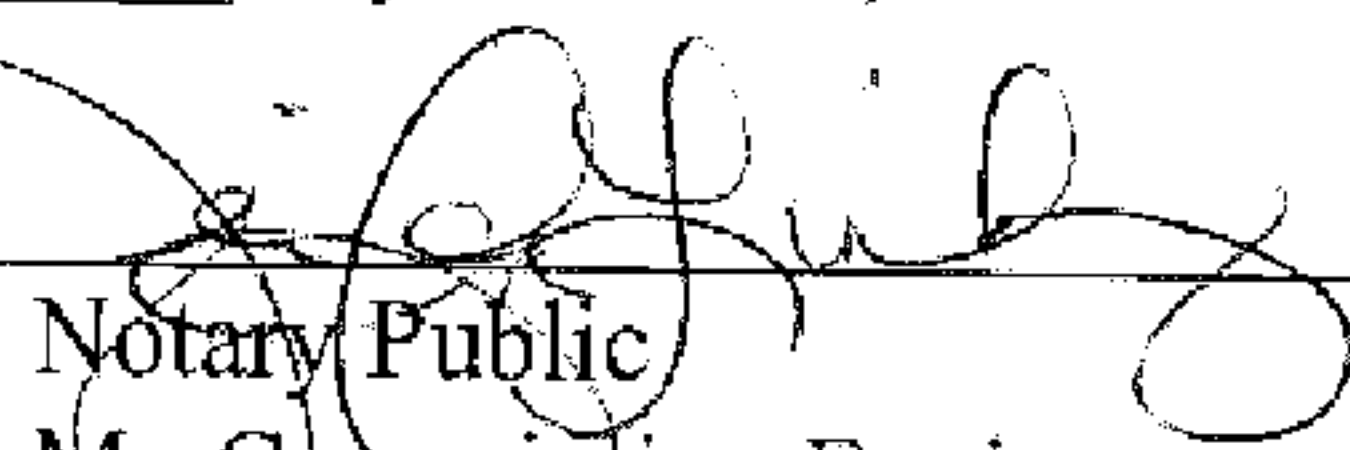
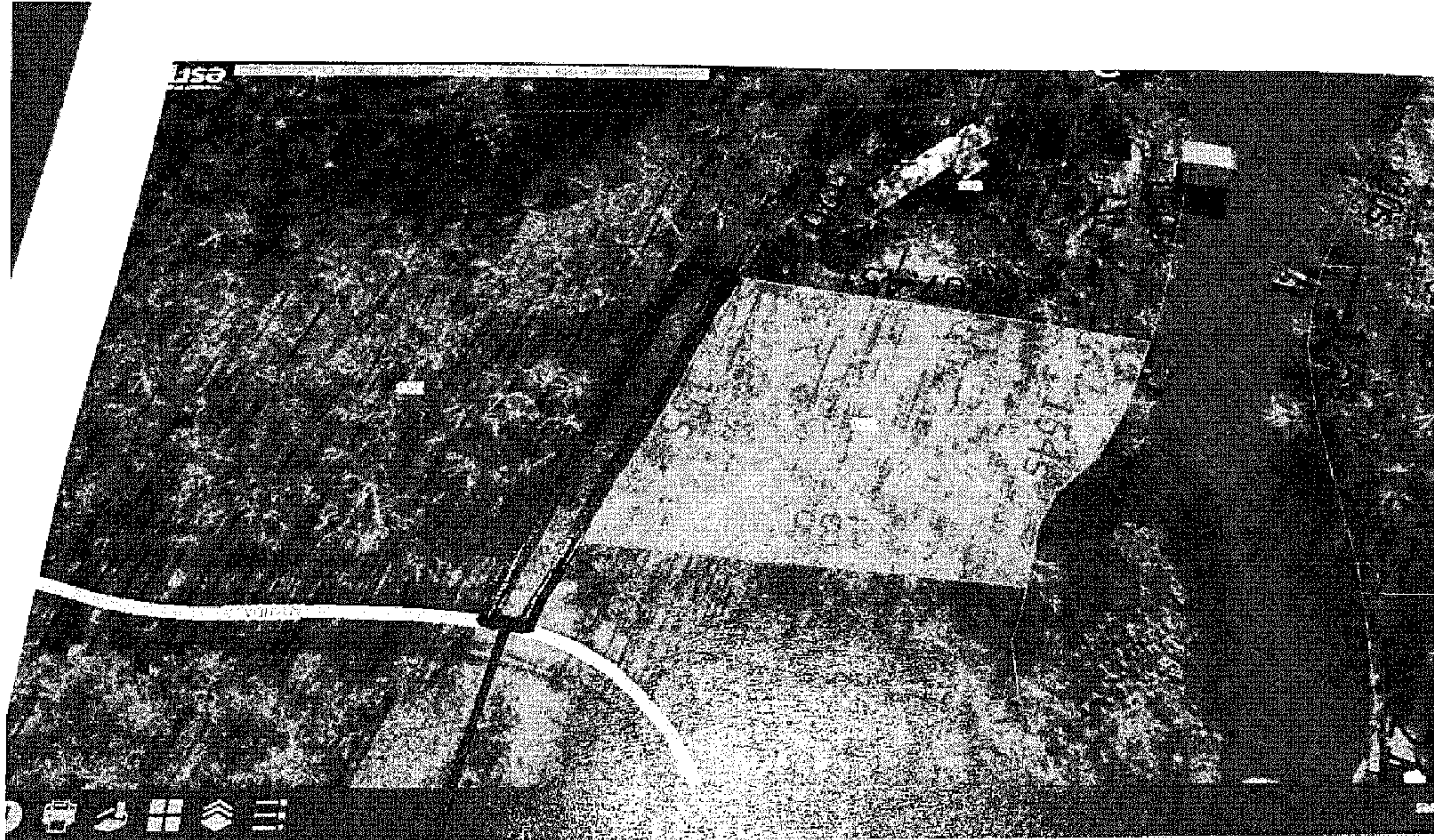

Notary Public
My Commission Expires: 11-13-2023

Exhibit "A"



20 FEET
NORTH

3 ft. 10

