

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20210615000292590 1/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
06/15/2021 03:33:26 PM FILED/CERT

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Janet W. Seaman

P.O. Box 279  
WILTON, AL 35187

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QUIT CLAIM DEED

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Seaman Foundation, an Alabama Non-Profit Corporation**, the "Grantor" herein, in hand paid by **Janet W. Seaman**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all its right, title, interest, and claim in or to the following described real estate, to wit:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 12 EAST LYING BETWEEN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 217 AND SOUTH OF ALABAMA HIGHWAY NO. 25 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF THE NORFOLK-SOUTHERN RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 1/2" CAPPED REBAR AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 217 AND THE SOUTH LINE OF SAID 1/4-1/4 SECTION; THENCE ALONG SAID SOUTH 1/4-1/4 LINE RUN S 89°44'47"E A DISTANCE OF 215.21 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF THE NORFOLK-SOUTHERN RAILROAD, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 °05'05" AND A RADIUS OF 5708.71 FEET; THENCE ALONG THE CHORD OF SAID CURVE RUN N 27°19'28"E A CHORD DISTANCE OF 108.09 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N 76°24'04"W A DISTANCE OF 196.37 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAYLINE S 56°54'41"W A DISTANCE OF 82.17 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 217; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 03°02'01 "W A DISTANCE OF 96.52 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 0.659 ACRE, MORE OR LESS.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Shelby County, AL 06/15/2021  
State of Alabama  
Deed Tax:\$7.50

Situated in **Shelby County**, Alabama.

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TO HAVE AND TO HOLD to the said **Janet W. Seaman** and Grantee's heirs and assigns forever.

Given under my hand and seal this 15<sup>th</sup> day of June, 2021.

Seaman Foundation

Janet W. Seaman

By: **Janet W. Seaman**

Its: **President**

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Janet W. Seaman, as President of Seaman Foundation**, who 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 with full authority on the day that same bears date for said foundation.

Given under my hand and official seal on the 15<sup>th</sup> day of June, 2021.

Thayer R

Notary Public

Commission Expires:

**MY COMMISSION EXPIRES FEBRUARY 3, 2024**

Property Address: Land on Hwy 217, Montevallo, AL 35115

Seller Address: P.O. Box 279, Wilton, AL 35187

Buyer Address: P.O. Box 279 Wilton, AL 35187

Assessor Value: 7,320.00

Parcel ID - 36-4-18-0-000-004.000

Source of Title: 20091230000476930



3

58.54 AC

3.002  
8.8 AC

3

100' ROW

HWY 25

HWY 25

BRIERFIELD PUBLIC RD.

ROW VARIES

4

4

8  
10.7 AC

7.001

9  
35 AC(c)

6

256.95

137s

693s

717s

268.5

6

5  
360s  
449.77  
382  
195  
150s

471s

92.340  
2.05  
51.64

172  
506  
506  
172

7.001

7  
28 AC(c)

7

40'S ROW

HWY 217

120' ROW

6



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