

THIS INSTRUMENT WAS PREPARED BY:

Evan Eberhardt, Esq.
244 Inverness Center Dr Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

The Launch, Inc. an Alabama Corporation
Route 1, Box 3 D
Chelsea, AL 34043

GRANTOR

Leigh Farris
PO Box 1896
Columbiana, AL 35051

GRANTEE

The Launch, Inc. an Alabama Corporation
Route 1, Box 3 D
Chelsea, AL 34043

Property Address: No Street Address
Purchase Price: \$1.00
Sale Date: July 1, 2021

Tax Value \$209,160.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and 00/100 Dollars (\$1.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Leigh Farris

(herein referred to as "Grantor") grants, bargains, sells, quitclaims, and conveys unto:

The Launch, Inc. an Alabama Corporation

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying South and West of Lay Lake in Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, together with a 30 foot wide nonexclusive road right-of-way from Reed Creek Road into West boundary of above described land:

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; 12 acres off the North end of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$; all of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ lying South of Reed Creek, Section 23, Township 24 North, Range 15 East, Shelby County, Alabama. SUBJECT to all rights-of-ways and easements that may be of record or in evidence through use. SUBJECT to reservation of oil, gas, mineral and mining rights as reserved by Gulf States Paper Corporation in that certain deed recorded in Real Book 003, page 430, in the office of the Judge of Probate, Shelby County, Alabama.

Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter a distance of 336.61' to a point on the waters edge of Lay Lake and the point of beginning of the property being described, Thence continue along last described course a distance of 318.61' to a point, Thence turn an angle to the left of 80 degrees 29 minutes 37 seconds and run Southerly a distance of 110.0' to a point, thence turn an angle to the left of 116 degrees 0 minutes 0 seconds and run East-Northeasterly a distance of 140.0' to a point, Thence turn an angle to the right of 26 degrees 0 minutes 0 seconds and run Easterly a distance of 177.0' to a point, Thence turn an angle to the left of 31 degrees 10 minutes 17 seconds and run Northeasterly a distance of 120.28' to a point on the waters edge of Lay Lake, thence turn an angle of 136 degrees 05 minutes 02 seconds to the left and run Westerly along the waters edge a distance of 23.27' to a point, Thence turn an angle of 13 degrees 30 minutes to the right and run Northwesterly along waters edge a distance of 76.73' to the point of beginning, containing 0.723 of an acres and marked at each corner by a steel rebar pin.

Situated in Shelby County, Alabama.

Subject to 50 ft. set back restrictions for all septic tank lines with no lines being closer to the water's edge than 50 ft. according to Federal Law.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 8 & PARCEL 7 OF THE SURVEY OF LIGHTHOUSE POINT ESTATES A METES AND BOUNDS PARCEL, AND ALSO PART OF THE SW ¼ OF NW ¼ OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 15 EAST more particularly described as follows:

Commence at the N.E. corner of the S.W. ¼ of the N.W. ¼, Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence Westerly along the North line of said quarter-quarter a distance of 336.61 feet to a point on the water line of Lay Lake and the point of beginning of the property being described; thence continue along last described course a distance of 400.0 feet to a point; thence turn an angle of 91 degrees 56' 58" to the left and run Southerly a distance of 108.49 feet to a point; thence turn an angle of 87 degrees 00' 16" to the left and run South Southeasterly a distance of 59.52 feet to a point; thence turn an angle of 1 degree 59' 57" and run Northeasterly for 308.98 feet; thence 19 degrees 43' 43" to the left and run Northeasterly for a distance of 120.28 feet to a point on the water line of said Lay Lake; thence turn an angle of 136 degrees 05' 02" to the left and run Northwesterly a distance of 23.27 feet to a point on the said water line; thence turn an angle of 13 degrees 30' to the right and run Northwesterly a distance of 76.73 feet to the Point of Beginning. This parcel contains 1.03 acres, more or less.

TO HAVE AND TO HOLD unto the said GRANTEE, and its assigns.

IN WITNESS WHEREOF, the said Grantor has hereto set its signature and seal, this the 26th day of July, 2021.

Leigh Farris

Leigh Farris

By: Hailey Knight

Its: _____

20210726000359690 3/3 \$237.50
Shelby Cnty Judge of Probate, AL
07/26/2021 10:57:38 AM FILED/CERT

STATE OF Alabama,
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leigh Farris, the _____ of The Launch, Inc., an Alabama Corporation, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 26th day of July, 2021

HALEY KNIGHT
NOTARY PUBLIC
STATE OF ALABAMA

Hailey Knight

Notary Public
My Comm. Expires: June 28th 2022

