

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

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:

Scott Moore

166 Cove Road

Wilsonville, AL 35186

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY



20211203000577760 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/03/2021 11:11:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to Humane Society of Shelby County, Inc., an Alabama Corporation, the "Grantor" herein, in hand paid by Scott Moore, 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:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

- **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.**

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said Scott Moore and Grantee's heirs and assigns forever.

Given under my hand and seal this 30th day of November, 2021.

Shelby County, AL 12/03/2021
State of Alabama
Deed Tax: \$1.00



20211203000577760 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/03/2021 11:11:21 AM FILED/CERT

Humane Society of Shelby County, Inc.

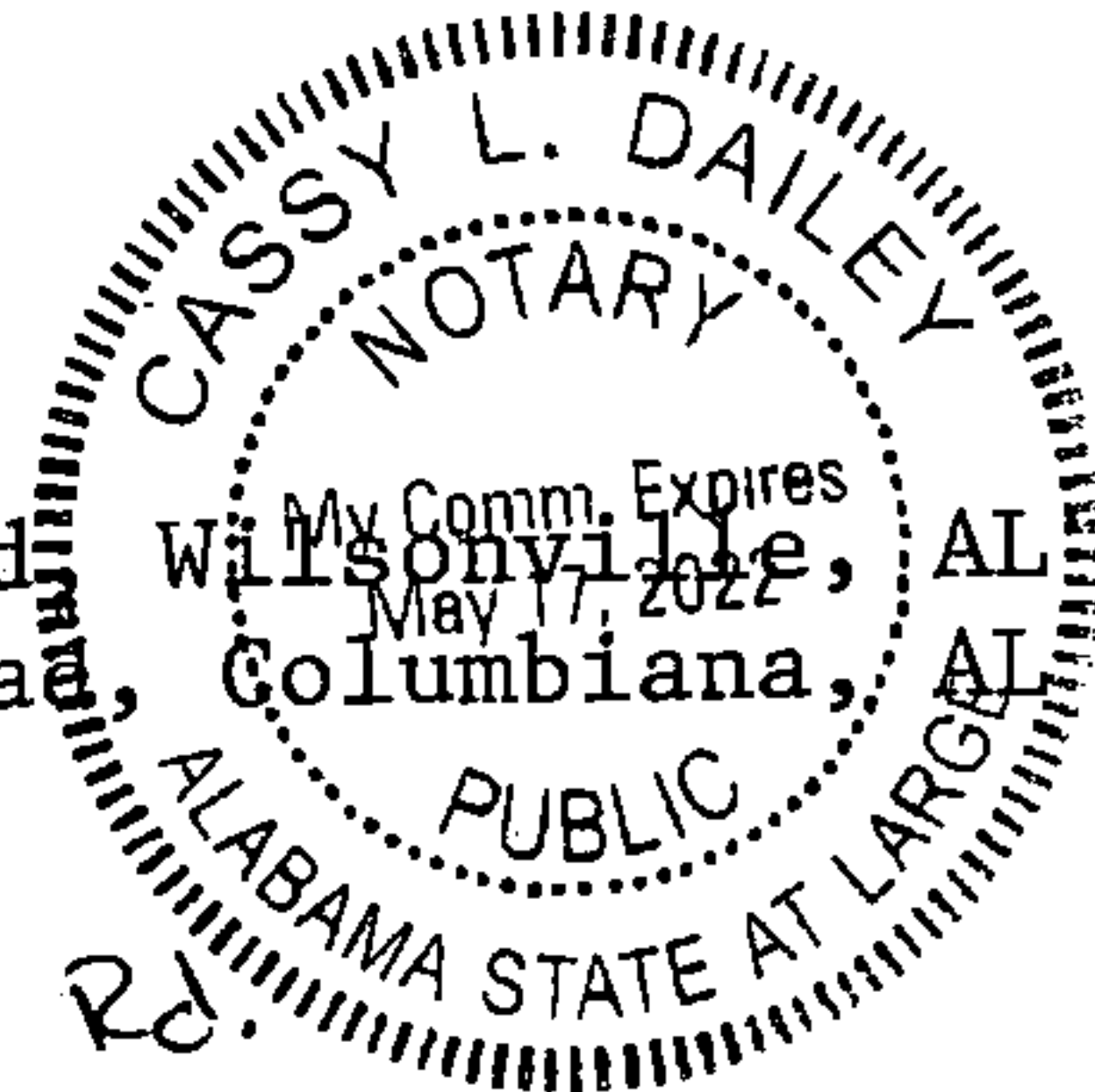
Sandra Ivey
By: Sandra Ivey
Its: President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sandra Ivey, whose name as President of Humane Society of Shelby County, Inc., 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, he executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 30th day of November, 2021.

Cassy L. Dailey
Notary Public
Commission Expires: 5-17-22



Seller Address: 166 Cove Road, Wilsonville, AL 35186

Buyer Address: 381 McDow Road, Columbiana, AL 35051

Actual Value: \$1000.00

Property address: 166 Cove Rd.

EXHIBIT A
Legal Description


20211203000577760 3/4 \$32.00
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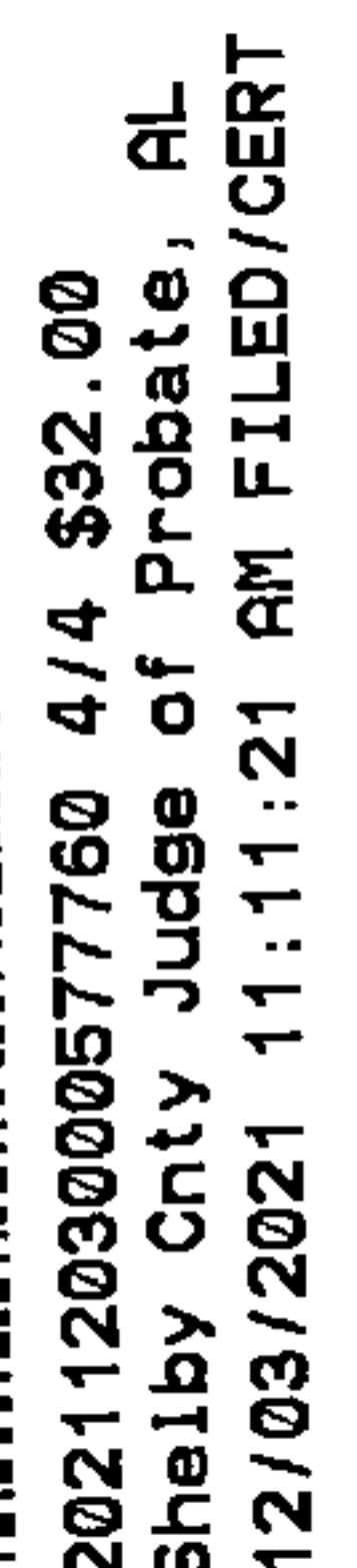
PARCEL 2 - A Parcel of land situated in NE 1/4 of Section 13, Township 21 South, Range 1 East and the NW 1/4 of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NW Corner of above said Section 18, said point being the POINT OF BEGINNING; thence N89°24'00"E for a distance of 486.07' to the Northerly R.O.W. line of Cove Drive; thence S83°28'23"W and along said R.O.W. line for a distance of 20.11'; thence S86°32'00"W and along said R.O.W. line for a distance of 472.32' to a curve to the right, having a radius of 5700.00', and subtended by a chord bearing S88°05'42"W, and a chord distance of 325.28'; thence along the arc of said curve and said R.O.W. line for a distance of 325.32'; thence N00°50'48"W and leaving said R.O.W. line for a distance of 33.11'; thence N89°24'00"E for a distance of 331.00' to the POINT OF BEGINNING.

Said Parcel containing 0.38 acres, more or less.

PARCEL 3 — A PARCEL OF LAND SITUATED IN NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF ABOVE SAID SECTION 13; THENCE S89°24'00"W FOR A DISTANCE OF 351.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S89°24'00"W FOR A DISTANCE OF 582.28' TO THE EASTERLY R.O.W. LINE OF COVE LANE AND A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00', AND SUBTENDED BY A CHORD BEARING S49°46'54"E AND A CHORD DISTANCE OF 98.08'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 102.05'; THENCE S21°56'16"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 84.62' TO THE NORTHERLY R.O.W. LINE OF COVE DRIVE AND A NON-TANGENT TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00', AND SUBTENDED BY A CHORD BEARING N47°04'32"E, AND A CHORD DISTANCE OF 27.34'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 27.39'; THENCE N53°06'39"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 25.18' THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00', AND SUBTENDED BY A CHORD BEARING N70°25'14"E, AND A CHORD DISTANCE OF 235.06'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 238.67'; THENCE N87°43'50"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 89.44'; THENCE S89°23'26"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 66.46' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 5700.00', AND SUBTENDED BY A CHORD BEARING S89°37'47"E, AND A CHORD DISTANCE OF 58.77'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 58.77'; THENCE N00°50'48"W AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 32.97' TO THE POINT OF BEGINNING.



NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED DATA.
2. NO TITLE COMMITMENT EXPRESSED OR IMPLIED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE MEAS/RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.