

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

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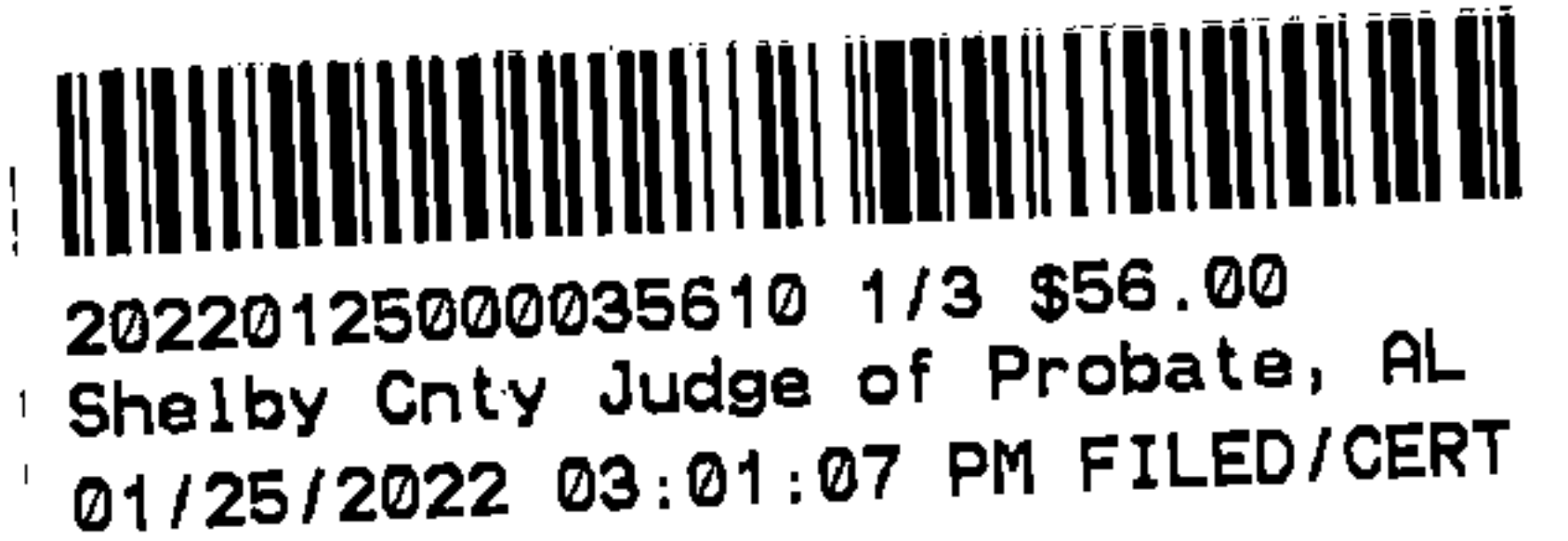
Send Tax Notice to:

Tracey D. Lawley
5641 Hwy 10
Montevallo, AL
35115

QUIT CLAIM DEED

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 **Mary E. Ross, also known as Mary L. Ross, an unmarried woman**, the "Grantor" herein, in hand paid by **Tracey D. Lawley, Heather Lawley, and Cecil David Lawley**, as Joint Tenants with the Right of Survivorship, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantees all their right, title, interest, and claim in or to the following described real estate, to wit:

COMMENCE AT A 2" PIPE LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST; THENCE N 88 DEGREES 45'26"W ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 420.00 FEET TO A 1/2" REBAR AND ALSO THE POINT OF BEGINNING; THENCE N 03 DEGREES 02'47" E AND PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 210.00 FEET TO A 1/2" REBAR; THENCE S 88 DEGREES 45'22" E A DISTANCE OF 210.00 FEET TO A 1/2" REBAR; THENCE N 29D57'47"E A DISTANCE OF 97.33 FEET TO A 1/2" REBAR; THENCE N 42 DEGREES 57'35"W A DISTANCE OF 190.05 FEET TO A 5/8" REBAR; THENCE N 54 DEGREES 14'26" W A DISTANCE OF 85.01 FEET TO A 5/8" REBAR; THENCE N 69 DEGREES 10'04"W A DISTANCE OF 178.30 FEET TO A 1/2" REBAR; THENCE N 02 DEGREES 25'36"E A DISTANCE OF 210.00 FEET TO A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 10, SAID POINT BEGIN ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 40'12" AND A RADIUS OF 686.20 FEET; THENCE ALONG THE CHORD OF SAID CURVE N 73 DEGREES 43'48"W A CHORD DISTANCE OF 20.00 FEET TO A 1/2" REBAR; THENCE S 02 DEGREES 25'36"W A DISTANCE OF 350.00 FEET TO A 5/8" REBAR; THENCE N 84 DEGREES 34'03"W A DISTANCE OF 200.00 FEET TO A 5/8" PIPE; THENCE N 02 DEGREES 25'36"E A DISTANCE OF 100.00 FEET TO A 1/2" REBAR; THENCE N 84 DEGREES 34'06"W A DISTANCE OF 25.17 FEET TO A 1/2" REBAR; THENCE S 10 DEGREES 02'22"W A DISTANCE OF 37.80 FEET TO A COTTON SPINDLE SPIKE; THENCE S 88 DEGREES 53'45"W A DISTANCE OF 20.00 FEET TO A 1/2" REBAR; THENCE S 02 DEGREES 37'55"W A DISTANCE OF 483.07 FEET TO A 1/2" REBAR ON THE SOUTH LINE OF SAID S.W. 1/4 OF THE N.E. 1/4; THENCE ALONG SAID SOUTH QUARTER-QUARTER LINE S 88 DEGREES 45'34"E A DISTANCE OF 389.34 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 5.39 ACRES, MORE OR LESS. LESS AND EXCEPT THOSE PARCELS OF PROPERTY AS DESCRIBED IN DEED BOOK 293, PAGE 806, DEED BOOK 312, PAGE 822, DEED BOOK 293, PAGE 861 AND REAL BOOK 047, PAGE 148, ALL COMBINED CONTAINING 1.01 ACRES, MORE OR LESS AND LEAVING A TOTAL OF 4.38 ACRES, MORE OR LESS. THIS DESCRIPTION IS THE SAME LANDS AS THOSE DESCRIBED IN REAL BOOK 245, PAGE 795 AND SHOWN AS PARCEL I.D. #58-26-1-02-0-001-037.000 IN THE OFFICE OF THE TAX ASSESSOR, SHELBY COUNTY, ALABAMA.

- 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.
- Clifford W. Lawley died on or about January 11, 2020.
- Bobby N. Lawley died on or about June 15, 2021.

Shelby County, AL 01/25/2022
State of Alabama
Deed Tax: \$27.00



20220125000035610 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
01/25/2022 03:01:07 PM FILED/CERT

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Tracey D. Lawley, Heather Lawley, and Cecil David Lawley**
and Grantee's heirs and assigns forever. Given under my hand and seal this 15 day of
Dec, 2021.

Mary E. Ross by Timothy R. Ross A.I.F.
Mary E. Ross, by Timothy R. Ross, as
Attorney-In-Fact

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Timothy R. Ross, Attorney-in-Fact for Mary E. Ross, 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 15 day of December, 2021.



Notary Public

Commission Expires: 1/6/25


JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Seller Address: Mary L. Ross 79 County Road 876, Clanton, AL 35046

Buyer Address: Tracey D. Lawley 5641 Highway 10, Montevallo, AL 35115 *also property address*

Tax Assessor Market Value: \$26,740.00

EXHIBIT "A"


20220125000035610 3/3 \$56.00
Shelby Cnty Judge of Probate, AL
01/25/2022 03:01:07 PM FILED/CERT

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