

20220519000204810
05/19/2022 01:38:42 PM
QCDEED 1/3

Property Address:

4919 Bailey Lane
Birmingham, AL 35242

Send Tax Notice To:

Faith Presbyterian Church
4601 Valleydale Road
Birmingham, AL 35242

This Instrument Was Prepared By:

Frank C. Galloway III, Esq.
Galloway, Scott & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

QUITCLAIM DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

To Clear Title

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantor in hand paid by the grantees herein,

Dwight G. Houser, an unmarried man

an unmarried man, whose address is 2320 University Blvd., Birmingham, AL 35233 (referred to herein as "Grantor") does hereby remise, release and quitclaim all of his right, title and interest in the following described real property (and any improvements thereon) to:

Faith Presbyterian Church

an Alabama non-profit corporation with an address of 4601 Valleydale Road, Birmingham, AL 35242 (referred to herein as "Grantee"). Such real property is more particularly described as:

Commence at the Southeast corner of the South ½ of the North ½ of the Southeast ¼ of the Northwest ¼ of Section 15, Township 19 South, Range 2 West, being found in a place (iron pin) and being in accordance with a survey by Alton Young, L.S. #1666, dated October 1960 and also being the point of beginning of the parcel of land herein described; thence run in a Westerly direction along the South boundary line of said South ½ of the North ½ of the Southeast ¼ of the Northwest ¼ of said Section for a distance of 428.6 feet to a point; thence run 144 degrees 24 minutes 22

seconds to the right and run in a Northeasterly direction along the Southeast side of an unpaved road for a distance of 523.2 feet to the point of intersection with the East boundary line of said South $\frac{1}{2}$ of North $\frac{1}{2}$ of Southeast of Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, being an iron pin found in place; thence proceed in a Southerly direction along the said East boundary line of said South $\frac{1}{2}$ of North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of said Section for a distance of 304.53 feet to the point of beginning. Situated in Shelby County, Alabama. Said parcel is lying in the South $\frac{1}{2}$ of North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West.

LESS AND EXCEPT:

A Parcel of land situated in Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, being an iron pin set with SSI cap and also being the point of beginning of the parcel of land herein described; thence run in a Westerly direction along the South boundary line of said South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section for a distance of 410.09 feet measured (428.6 feet deed) to an iron pin found on the Southeast right of way of Bailey Lane; thence turn 154 degrees 44 minutes 17 seconds measured (*144 degrees 24 minutes 22 seconds deed*) to the right and run in a Northeasterly direction along the said Southeast right of way for a distance of 440.98 feet to a point on a curve to the left having a central angle of 7 degrees 55 minutes 30 seconds and a radius of 440.00 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast right of way for a distance of 60.86 feet to the point of intersection with the East boundary line of said South $\frac{1}{2}$ of North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, being an iron pin found in place; thence proceed in a Southerly direction along the East boundary line of said South $\frac{1}{2}$ of North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of said Section for a distance of 285.95 feet measured (*304.53 feet deed*) to the point of beginning.

Situated in Shelby County, Alabama. Said parcel is lying in the South $\frac{1}{2}$ of North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West.

TO HAVE AND TO HOLD to Grantee, its successors and assigns, forever.

This conveyance is made "as is" without warranties of any type.

WITNESS Grantor's hand this 19 day of May, 2022.

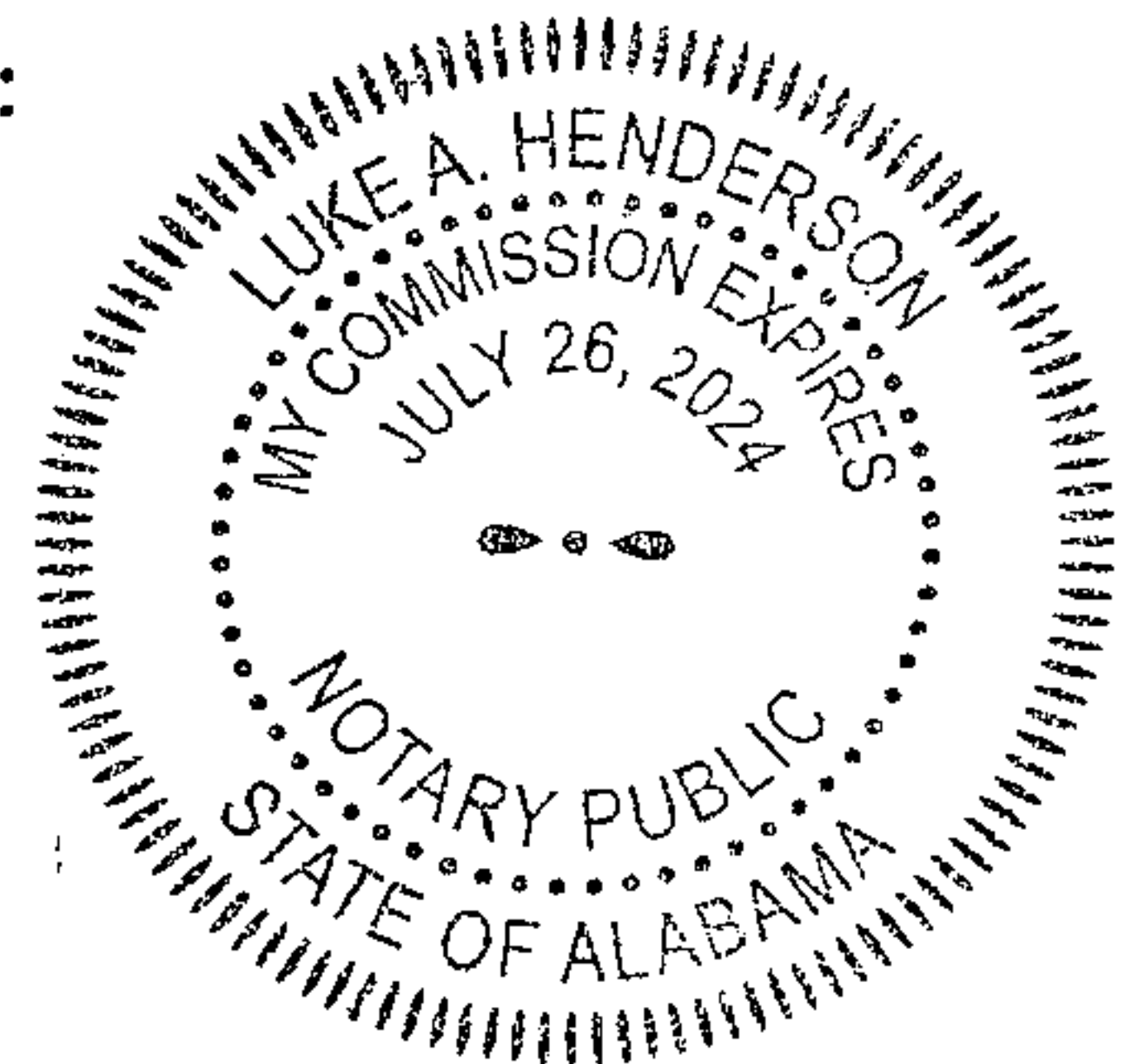

Dwight G. Houser

STATE OF ALABAMA)
:
Jefferson COUNTY)

I, the undersigned Notary Public, in and for said County and State, hereby certify that **Dwight G. Houser**, 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 signed his name voluntarily on the day the same bears date.

Given under my official hand and seal this the 19 day of May, 2022.


Notary Public
My Commission Expires:



Note to recording clerk regarding recording tax: The consideration for this subject property was included in in the Warranty Deed from Dwight G. Houser to Faith Presbyterian Church, which is recorded simultaneously herewith, and the its correspondingly recording tax was paid at that time.

The subject property conveyed herein, is less than approximately 10% of the square footage of Tax Parcel Id # 10 5 15 0 001 051.000; the full tax assessed value of that whole tax parcel is \$188,270.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2022 01:38:42 PM
\$29.00 JOANN
20220519000204810

Page 3 of 3



