

1/2 MV: \$ 249,570 CC



20220524000209860 1/5 \$284.00
Shelby Cnty Judge of Probate, AL
05/24/2022 11:54:34 AM FILED/CERT

Prepared By:

DOROTHY LUCAS STEPHENS

P.O. BOX 194

MONTEVALLO, Alabama 35115

After Recording Return To:

Charlotte Conwell

466 MOUNTAIN FOREST TRAIL

CALERA, Alabama 35040

CC Property Address
293 Stephens Street
Wilton, AL 35187

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 01, 2014 THE GRANTOR(S),

- DOROTHY L. STEPHENS, a single person,

for and in consideration of: \$1,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- CHARLOTTE S. CONWELL, a single person, residing at 466 MOUNTAIN FOREST TRAIL, CALERA, SHELBY County, Alabama 35040

the following described real estate, situated in WILTON, in the County of SHELBY, State of Alabama:

Legal Description: 191 ACRES, MORE OR LESS, IN TOWNSHIP 24 NORTH, RANGE 12 EAST, HERETOFORE KNOWN AS "THE J.W. LITTLE FARM", AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A HERETO ATTACHED.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

Shelby County, AL 05/24/2022
State of Alabama
Deed Tax: \$250.00


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TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantors life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: SEE EXHIBIT A

Mail Tax Statements To:
CHARLOTTE S. CONWELL
466 MOUNTAIN FOREST TRAIL
CALERA, Alabama 35040

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED:

Sept. 26, 2014

Dorothy L. Stephens

DOROTHY L. STEPHENS
3081 HIGHWAY 25 SOUTH
WILTON, Alabama, 35187

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 26 day of September, 2014, before me,
_____, personally appeared DOROTHY L. STEPHENS,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Steve Sears

Notary Public

My commission expires 19 March 2018

Title (and Rank)

My commission expires _____

Signature and Notary for Quitclaim Deed regarding 3081 HIGHWAY 25 SOUTH



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EXHIBIT A



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The West half of the SW $\frac{1}{4}$ of Section 4: Also, (that part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5 lying East on a line described as follows, to-wit: Beginning at a point on the North line of said E $\frac{1}{2}$ of the SE $\frac{1}{4}$ which is 10.25 chains East of the Northwest corner of said E $\frac{1}{2}$ of SE $\frac{1}{4}$; running thence South 11 chains; thence South 34 deg. 30' West 14.09 chains to Shoal Creek; and thence Southeasterly up the run of said creek to its intersection with the South line of said E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 5; Also, all that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, in the Southwest corner thereof which lies South of the right of way of the B. B. & B. Branch of the Southern Railway; Also, all those parts of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 9, and E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8, which are located within the following described lines and boundaries, to-wit: Beginning at a point of intersection of the Westerly line of the right of way of Southern Railway with the North line of said Section 9; run thence Southwesterly along said right-of-way line to its intersection with the North line of the Southern Railway "Y" right of way; thence Westerly along and following the curvature of said "Y" right of way line to its intersection with the East right of way line of the said B. B. & B. Branch of said railway; thence Northerly along said mentioned line to its intersection with Shoal Creek; thence Northwesterly down the run of said creek to its intersection with the North line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8; thence East along the North line of said Section 8 and 9 to point of beginning; Also, all of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 8 lying West of the right of way of the said B. B. & B. Branch of said railway, except such part on and in the South part thereof as is cut off and excluded and bounded on the West and Northeast by the following described line, to-wit: Commencing at the Southwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8, running thence North 4 degrees East 14,186 chains; thence South 55 deg. 10' East 857 feet which point is the Southwest corner of a lot heretofore known as the Ambrose lot; thence North 10 deg. 30' East 209 feet; thence South 55 deg. 10' East, 209 feet; thence South 10 deg. 30' West, 209 feet; thence South 55 deg. 10' East, 284 feet, more or less, to the West line of the right of way of said B.B. & B. Branch; Also, excepting from this conveyance certain lots No. 1 to 6, both inclusive, according to a survey and allotment made by Theodore O. Sparks for J. W. Little, on August 7, 1913, and which lots include and embrace a parcel of land described as follows: To locate the beginning point of description of the excepted lots, start at the Northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8; run thence South 169.1 feet and thence North 89 deg. 30' East, 687-3/4 feet, which point is the Northwest corner of the parcel hereby excepted; from this point of beginning, run South 30 min. East, 530.6 feet; thence North 89 deg. 30' East, 160 feet; thence North 30 min. West, 530.6 feet and thence South 89 deg. 30' West, 160 feet to the point of beginning of said parcel hereby excluded; Also, except from this conveyance all rights of easements of the public, in and upon the public highway on said lands hereby conveyed; The rights of way of Railway lines and "Y" hereinabove referred to include and comprise a strip of land extending 50 feet on either side of the center line of the respective lines and "Y" referred to and running parallel with center lines respectively; All of said lands hereby conveyed being in Township 24 North, Range 12 East, and being the lands heretofore known and called "The J. W. Little Farm"; containing in all 197 acres, more or less, and being situated in Shelby County, Alabama, LESS AND EXCEPT 6.102 acres, more or less, heretofore conveyed to the Housing Authority of the Town of Montevallo, Alabama, the same being more particularly described as follows: Commencing at a stone marking the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 24 North, Range 12 East of the St. Stephens Meridian, run South 51 deg. 49'



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West 35.85 feet; thence North 34 deg. 38' West 746.80 feet to a point on a fence and hedge row, 25 feet Westerly from the center line of Church Street as a point of beginning; thence run North 54 deg. 25' West with said fence and hedge row for 180.56 feet; thence run South 12 deg. 03' West with a fence and hedge row, for 205.40 feet; thence run North 54 deg. 05' West with a fence and hedge row 810.53 feet to a point 25 feet Easterly from the centerline of Depot Street; thence run North 21 deg. 50' West parallel to the centerline of Depot Street for 268.57 feet; thence run South 69 deg. 21' East 744.49 feet to the end of a fence and hedge row; thence run South 89 deg. 14' East along said fence and hedge row for 152.41 feet, to a point 25 feet Westerly from the centerline of Church Street; thence run South 07 deg. 52' East, parallel to the centerline of Church Street for 121.11 feet; thence run South 18 deg. 11' East, parallel to the centerline of Church Street, for 257.33 feet to the point of beginning.

Containing 191 acres, more or less, subject to easements and rights of way of record.

Situated, lying and being in Shelby County, Alabama.

REC'D AUG 28 'AM 9:27

Deed 85.00
Rec. 5.50
Ind. 1.00

91.50