



20221014000390680 1/2 \$199.00
Shelby Cnty Judge of Probate, AL
10/14/2022 04:01:34 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

Debra M. King
30474 Hwy 25
Wilsonville, AL 35186

STATE OF ALABAMA)
BLOUNT COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Ben D. King**, an unmarried individual, (hereinafter referred to as GRANTOR), whose address is 574 Old Millhouse Lane Columbiana, AL 35051, hereby releases, quit claims, grants, sells and conveys unto the GRANTEE, **Debra M. King**, (hereinafter referred to as GRANTEE), whose address is 30474 Hwy 25, Wilsonville, AL 35186, all of his right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Subject property does not constitute the homestead of Debra M. King, as defined by the Code of Alabama.

This deed is given pursuant to remove Ben D. King from title in accordance with that certain Certificate of Divorce, Case No. DR-2020-900727.00, Shelby County, Alabama.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

IN WITNESS WHEREOF, said GRANTOR, **Ben D. King**, has hereunto set his hand and seal this the


4 day of January, 2022.


Ben D. King

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/14/2022
State of Alabama
Deed Tax: \$174.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ben D. King, an unmarried individual, whose name 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 Instrument, he signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of January, 2022.
 10/14/2024



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Exhibit A Legal Description

Commence at the NW corner of the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East and run northerly along the West boundary line of the SE 1/4 of NE 1/4 of said Section 1, a distance of 30.13 feet to the point of beginning on the Southeast 33 foot right of way line of State Highway No. 25; thence turn an angle of 74 degrees 16 minutes 27 seconds to the right and run northeasterly along said right of way line and along a curve to the right (concave southeasterly and having a radius of 1112.92 feet and a central angle of 9 degrees 58 minutes 56 seconds) an arc distance of 193.90 feet to a point; thence continue along said right of way line and the tangent of said curve, a distance of 199.92 feet to a point; thence continue along said right of way line and along a curve to the left (concave northwesterly and having a radius of 2897.93 feet and a central angle of 2 degrees 39 minutes 02 seconds) an arc distance of 134.06 feet to a point; thence turn an angle of 99 degrees 53 minutes 22 seconds to the right from the tangent of said curve and leaving said right of way line run southerly a distance of 306.14 feet to a point on the Northwest 50 foot right of way line of Southern Railroad; thence turn an angle of 65 degrees 19 minutes 53 seconds to the right and run southwesterly along said railroad right of way line and along a curve to the right (concave northwesterly and having a radius of 11409.19 feet and a central angle of 4 degrees 06 minutes 56 seconds) an arc distance of 819.52 feet to a point; thence turn an angle of 109 degrees 03 minutes 28 seconds to the right from the tangent of said curve and leaving said railroad right of way, run northerly a distance of 392.66 feet to a point on the Southeast 60 foot right of way line of State Highway No. 25; thence turn an angle of 59 degrees 27 minutes 37 seconds right and run northeasterly along said right of way line and along a curve to the right (concave southeasterly and having a radius of 1085.92 feet and a central angle of 5 degrees 50 minutes 10 seconds) an arc distance of 110.61 feet to a point; thence turn an angle of 13 degrees 12 minutes 28 seconds to the left from tangent of said curve and continue along said right of way a distance of 99.63 feet to a point on the Southeast 33 foot right of way line of said State Highway 25; thence turn an angle of 18 degrees 12 minutes 28 seconds to the right and continue along said right of way line and along a curve to the right (concave southeasterly and having a radius of 1112.92 feet and a central angle of 3 degrees 58 minutes 40 seconds) an arc distance of 77.26 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of NE 1/4, SE 1/4 of NE 1/4, NE 1/4 of SE 1/4 and NW 1/4 of SE 1/4, all in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT that portion of caption lands previously conveyed to Raymond L. Smith, III and Helen Smith, as shown by deed recorded in Instrument #20051 11 5000595900, in Probate Office of Shelby County, Alabama.

property address:

30474 Hwy 25

Wilsonville, AL 35786

FMS: \$ 347,060⁰⁰

1/2 \$ 173,530⁰⁰