

Prepared by:

William Jack Winslett, Jr.

30 Aviator Lane

Shelby, Alabama 35143

FMB 144,180
1/2 73 090



20230629000194290 1/2 \$98.50
Shelby Cnty Judge of Probate, AL
06/29/2023 12:31:30 PM FILED/CERT

QUIT CLAIM DEED

William Jack Winslett, Jr., GRANTOR, of 30 Aviator Lane, Shelby, Alabama, CONVEYS AND QUIT CLAIMS to Peter Van Winslett, GRANTEE, of 5180 Mt. Valley Road, Bessemer, Alabama, the following described real property in Shelby County, State of Alabama:

Beginning at the southeast corner of the northeast quarter of the southeast quarter of Section 12, Township 24 north, Range 15 east, Shelby County, Alabama and run thence N 88 degrees 04' 04" W along the south line of said Parcel -1 a distance of 100.00' to a corner; Thence N 18 degrees 51' 22" E a distance of 176.82' to a corner.; Thence run S 89 degrees 15' 26" E a distance of 50.00' to a corner on the east line of said northeast quarter of the southeast quarter of said Section 12; Thence run S 02 degrees 23' 14" W along said quarter - quarter line a distance of 32.64' to a found corner; Thence runs S 02 degrees 25' 59" W along said quarter - quarter line a distance of 137.57' to the point of beginning, containing 12,713 square feet.

Dated this 18 day of October, 2007

William Jack Winslett, Jr.
William Jack Winslett, Jr. Grantor

STATE OF ALABAMA, COUNTY OF JEFFERSON

On this 18 day of October, 2007, before me, the undersigned officer, personally appeared William Jack Winslett, Jr. known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

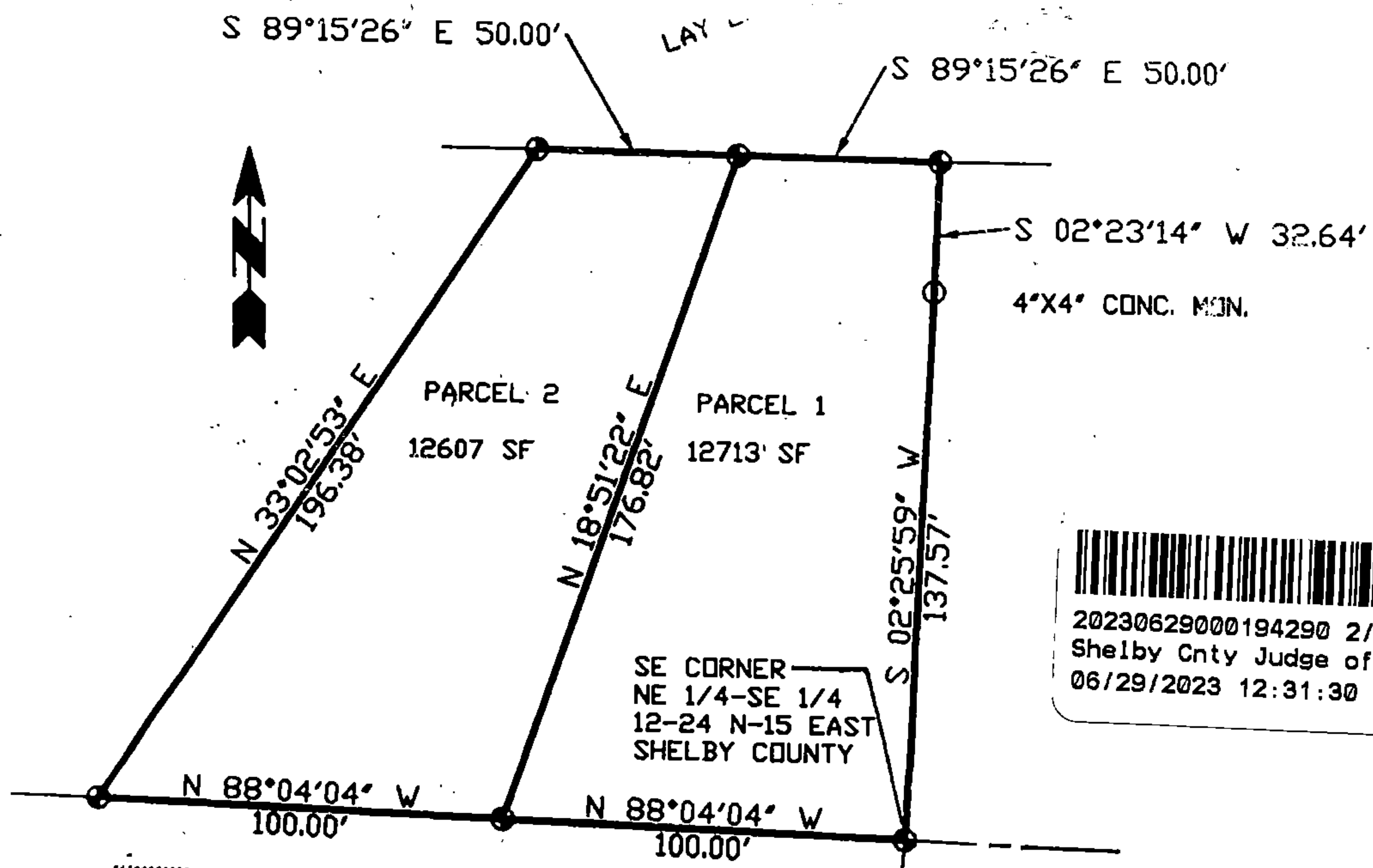
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robert C. Goble

Notary Public - Alabama

Notary Print Name: ROBERT C. GOBLE

My Commission Expires: 8/29/09



20230629000194290 2/2 \$98.50
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STATE OF ALABAMA
 COUNTY OF SHELBY

PARCEL - 1

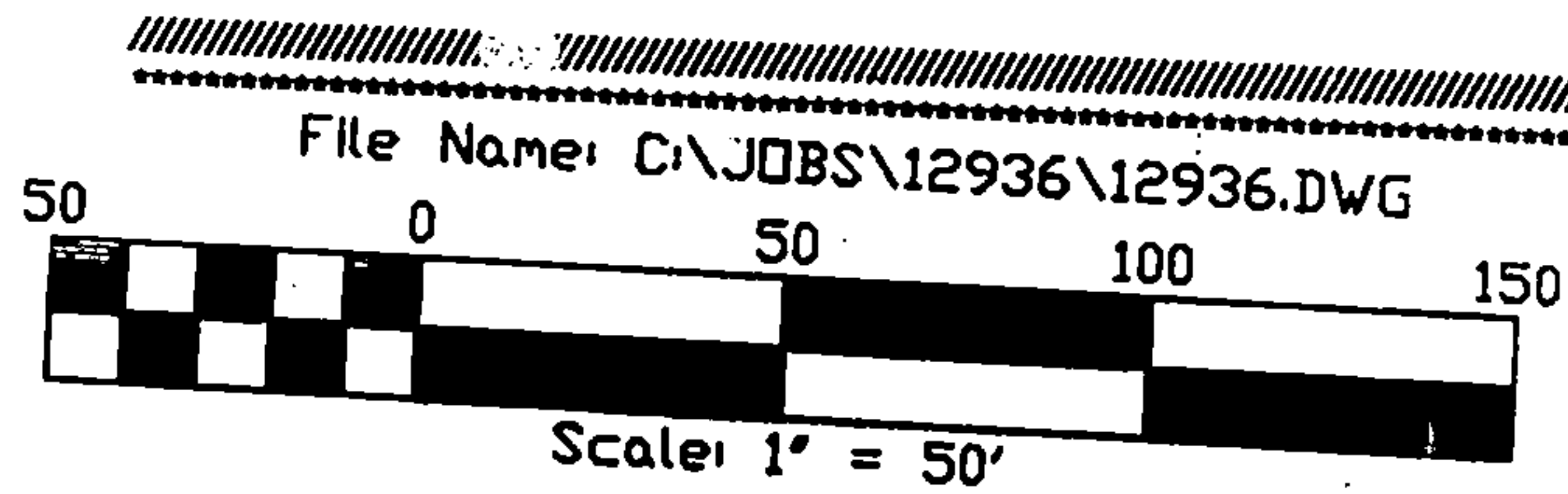
Beginning at the southeast corner of the northeast quarter of the southeast quarter of Section 12, Township 24 north, Range 15 east, Shelby County, Alabama and run thence N 88° 04' 04" W along the south line of said Parcel -1 a distance of 100.00' to a corner; Thence N 18° 51' 22" E a distance of 176.82' to a corner; Thence run S 89° 15' 26" E a distance of 50.00' to a corner on the east line of said northeast quarter of the southeast quarter of said Section 12; Thence run S 02° 23' 14" W along said quarter-quarter line a distance of 32.64' to a found corner; Thence run S 02° 25' 59" W along said quarter-quarter line a distance of 137.57' to the point of beginning, containing 12,713 square feet

PARCEL - 2

Commence at the southeast corner of the northeast quarter of the southeast quarter of Section 12, Township 24 north, Range 15 east, Shelby County, Alabama and run thence N 88° 04' 04" W along the south line of said Parcel -1 a distance of 100.00' to a corner and the point of beginning of the property, Parcel - 2, being described; Thence continue last described course a distance of 100.00' to a corner; Thence run N 33° 02' 53" E a distance of 196.38' to a corner; Thence run S 89° 15' 26" E a distance of 50.00' to a corner; Thence run S 18° 51' 22" W a distance of 176.82' to the point of beginning, containing 12,607 square feet.

Each parcel is subject to any and all legal agreements, easements, restrictions and / or limitations of probated record, regulation or applicable law.

According to my survey of October 17, 2007 *S.M. Allen*
 S.M. Allen Alabama licensed PLS # 12944



CONN & ALLEN
 2850 Highway 31 South - Pelham Mall
 Pelham, AL 35124
 Phone: (205) 663-4251

