

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

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Pelham, AL 35124

Send Tax Notice to: Lena Eddings Genry

(Name) and Herbert Rodney Genry

(Address) 708 Hwy 54

Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Tina O. Eddings, an unmarried person, whose mailing address is 540 Highway 54, Montevallo, AL 35115** the "Grantor" herein, in hand paid by **Lena Eddings Genry and Herbert Rodney Genry, whose mailing address is 708 Hwy 54, Montevallo, AL 35115**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, having an address of 540 Highway 54, Montevallo, AL 35115, to wit:

A parcel of land situated in the NE ¼ of the SE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of above said ¼ - ¼; thence N00°00'00"E, a distance of 1,295.20'; thence S80°37'05"E, a distance of 374.91'; thence S40°56'43"E, a distance of 49.98' to the POINT OF BEGINNING; thence S40°36'54"E, a distance of 135.57'; thence S25°43'06"W, a distance of 227.17'; thence S67°54'36"W, a distance of 355.03'; thence S00°27'54"E, a distance of 706.19' to a point on the Northwesterly R.O.W. line of Shelby County Highway 54, Prescriptive R.O.W.; thence N73°29'12"E and along said R.O.W. line, a distance of 405.25' to a point of curve to the left having a radius of 474.65', a central angle of 17°27'54", and subtended by a chord which bears N64°45'15"E, and a chord distance of 144.12'; thence along the arc of said curve and said R.O.W. line, a distance of 144.68'; thence N56°01'21"E and along said R.O.W. line, a distance of 418.57'; thence N35°46'09"W and leaving said R.O.W. line, a distance of 179.74'; thence N53°28'20"E, a distance of 268.27'; thence N 64°40'52"W, a distance of 208.23'; thence N35°14'49"W, a distance of 236.11'; thence N11°53'35"W, a distance of 179.48'; thence N70°56'31"W, a distance of 114.01'; thence S88°50'37"W, a distance of 105.88'; thence S47°50'17"W, a distance of 91.53' to the POINT OF BEGINNING.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**

