

Send tax notice to:

A JEFFERSON MCDONALD
3192 BRADFORD PLACE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A2

Birmingham, Alabama 35242

20170619000217370

06/19/2017 02:42:43 PM

QCDEED 1/2

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

Consideration: \$17,100

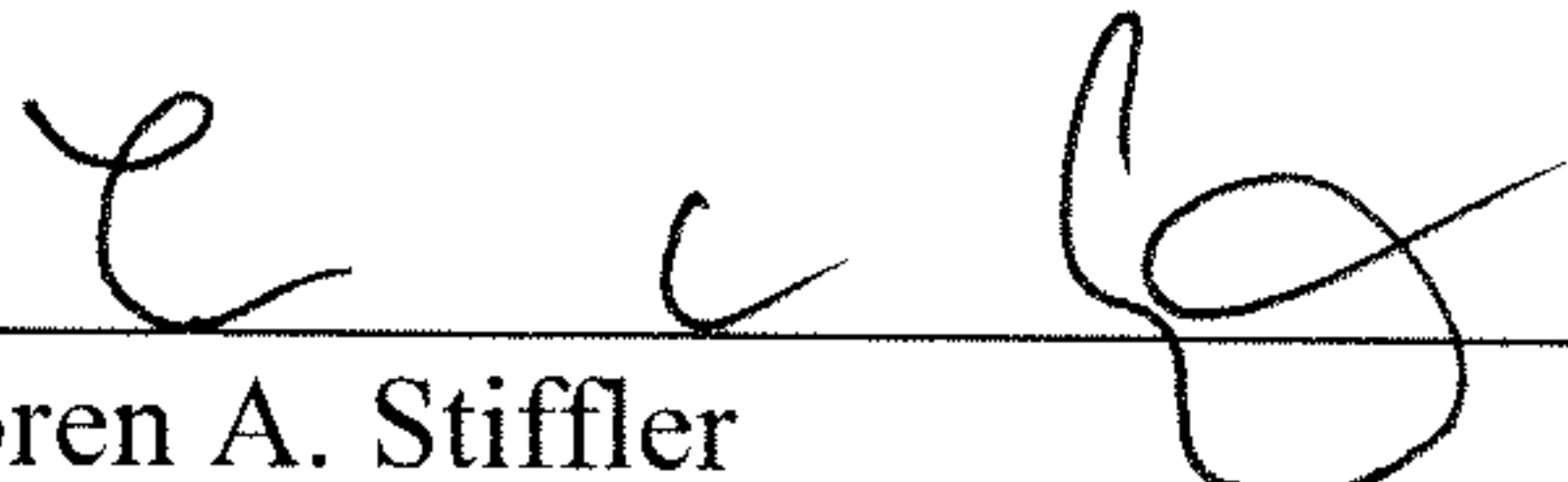
That in consideration of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Loren A. Stiffler, a married man, whose address is: 3204 Barkeley Ln Birmingham AL 35247 (hereinafter referred to as the "Grantor") by A. Jefferson McDonald, Jr. and Kerry E. McDonald whose address is: 479 Mallory Rd, Wilsonville, AL 35186 (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantees, as joint tenants with right of survivorship, all of their rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

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

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 15th day of June, 2017


Loren A. Stiffler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Loren A. Stiffler, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2017.



Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 12/20/20
NOTARY PUBLIC
STATE OF ALABAMA

EXHIBIT "A"

Begin at the Northern most corner of Lot 85, Meadowbrook 18th Sector, Phase 1, as recorded in Map Book 10, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama, and thence run in a Southwesterly direction along the Western boundary of said Lot 85 for a distance of 180 feet to a found rebar; thence continue in a Southwesterly direction along last mentioned course for a distance of 99.16 feet to a found rebar; thence turn an interior angle to the left of $159^{\circ} 01' 17''$ and run in a Southwesterly direction for a distance of 149.80 feet to a found rebar; thence turn an interior angle to the left of $116^{\circ} 31' 29''$ and run in a Westerly direction for a distance of 350.98 feet to a found rebar; thence turn an interior angle to the left of $66^{\circ} 29' 51''$ and run in a Northeasterly direction for a distance of 105.88 feet to a found rebar; thence turn an interior angle to the right of $152^{\circ} 46' 04''$ and run in a Northerly direction for a distance of 415.09 feet to a found rebar; thence turn an interior angle to the left of $45^{\circ} 51' 18''$ and run in a Southeasterly direction for a distance of 119.80 feet to a found rebar; thence turn an interior angle to the right of $88^{\circ} 51' 31''$ and run in a Northeasterly direction for a distance of 566.20 feet to a found rebar; thence turn an interior angle to the left of $42^{\circ} 22' 41''$ and run in a Southerly direction for a distance of 304.55 feet to a found rebar; thence turn an interior angle to the left of $169^{\circ} 25' 43''$ and run in a Southwesterly direction for a distance of 154.84 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2017 02:42:43 PM
\$35.50 CHERRY
20170619000217370

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.