

Prepared by:

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

Send Tax Notice To:
Melody Bailey
182 Cedar Bend Dr.
Helena, AL 35080

QUIT CLAIM DEED

Tax Assessed Value: \$125,400.00

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the Settlement Agreement dated the 20th day of April, 2017 and filed of record in the Circuit Court of Shelby County, Alabama Case Number DR-2016-900178/CV-2016-000057 and the Amendment to Settlement Agreement dated the 28th day of December, 2017, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, John G. Bailey, a single man, whose mailing address is 2649 A Valleydale Rd Birmingham AL 35244 herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto Melody Bailey a/k/a Melody M. Bailey, whose mailing address is 182 Cedar Bend Dr. Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 182 Cedar Bend Dr., Helena, AL 35080; to-wit:

Lot 26, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for the year 2018 and subsequent years and all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 28th day of December, 2017.

John G. Bailey
John G. Bailey


State of Alabama

County of Alabama

I, Megan Johnson Templeton, a Notary Public in and for said County, in said State, hereby certify that John G. Bailey, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 28th day of December, 2017.

Megan Templeton
Notary Public, State of Alabama
Megan Templeton
Printed Name of Notary
My Commission Expires: 4/11/2021


20180105000005360 1/1 \$140.50
Shelby Cnty Judge of Probate: AL
01/05/2018 12:38:51 PM FILED/CERT

MEGAN JOHNSON TEMPLETON
Notary Public, Alabama State At Large
My Commission Expires
April 11, 2021

Shelby County, AL 01/05/2018
State of Alabama
Deed Tax: \$125.50