

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

Send Tax Notice To:
Jeffrey D. Cardwell
213 Hillcrest Drive
Montevallo, AL 35115



20180124000022950 1/1 \$185.50
Shelby Cnty Judge of Probate: AL
01/24/2018 07:54:54 AM FILED/CERT

QUIT CLAIM DEED

Tax Appraised Value: \$170,100

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Catherine Gale Nolan**, a single woman, whose mailing address is 213 Hillcrest Dr Montevallo, AL 35115, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Linda Nolan Cardwell and Jeffrey Dale Cardwell, Sr.**, whose mailing address is **213 Hillcrest Drive, Montevallo, AL 35115**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is 213 Hillcrest Drive, Montevallo, AL 35115**; to-wit:

Lot 158, The Lakes at Hidden Forest Phase 2, according to the plat thereof, recorded in Map Book 37, Page 122 A & B, as recorded in the Office of the Judge of Probate 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 17 day of January, 2018.

Catherine Gale Nolan
Catherine Gale Nolan

Shelby County: AL 01/24/2018
State of Alabama
Deed Tax: \$170.50

State of Alabama
County of Shelby

I, Dianne S. Burge, a Notary Public in and for said County, in said State, hereby certify that Catherine Gale Nolan, 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 17 day of January, 2018

Dianne S. Burge
Notary Public, State of Alabama
Dianne S. Burge
Printed Name of Notary
My Commission Expires: 5/12/2021

