

*Assessor Market Value: \$183,100.00
Conveying ½ Interest: \$91,550.00

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Pkwy, Suite 2 (205) 624-2121
Pelham, AL 3512

20200812000345980
08/12/2020 01:25:53 PM
DEEDS 1/2

Send Tax Notice to:
(Name) Janet K. Muthee
(Address) 110 Amanda Place
Pelham, AL 35124

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 **Janet K. Muthee, a single woman, and David M. Kinyua, a single man**, the “Grantor” herein, in hand paid by **Janet K. Muthee**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 6, according to the Survey of Amanda Trace, as recorded in Map Book 23, Page 18, in the Probate Office of Shelby County, Alabama

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County**, Alabama.

TO HAVE AND TO HOLD to the said Janet K. Muthee, and Grantee’s heirs and assigns forever.

Given under my hand and seal this 27th day of July 2020.

Janet K. Muthee
Janet K. Muthee

STATE OF ALABAMA)
SHELBY COUNTY)

20200812000345980 08/12/2020 01:25:53 PM DEEDS 2/2

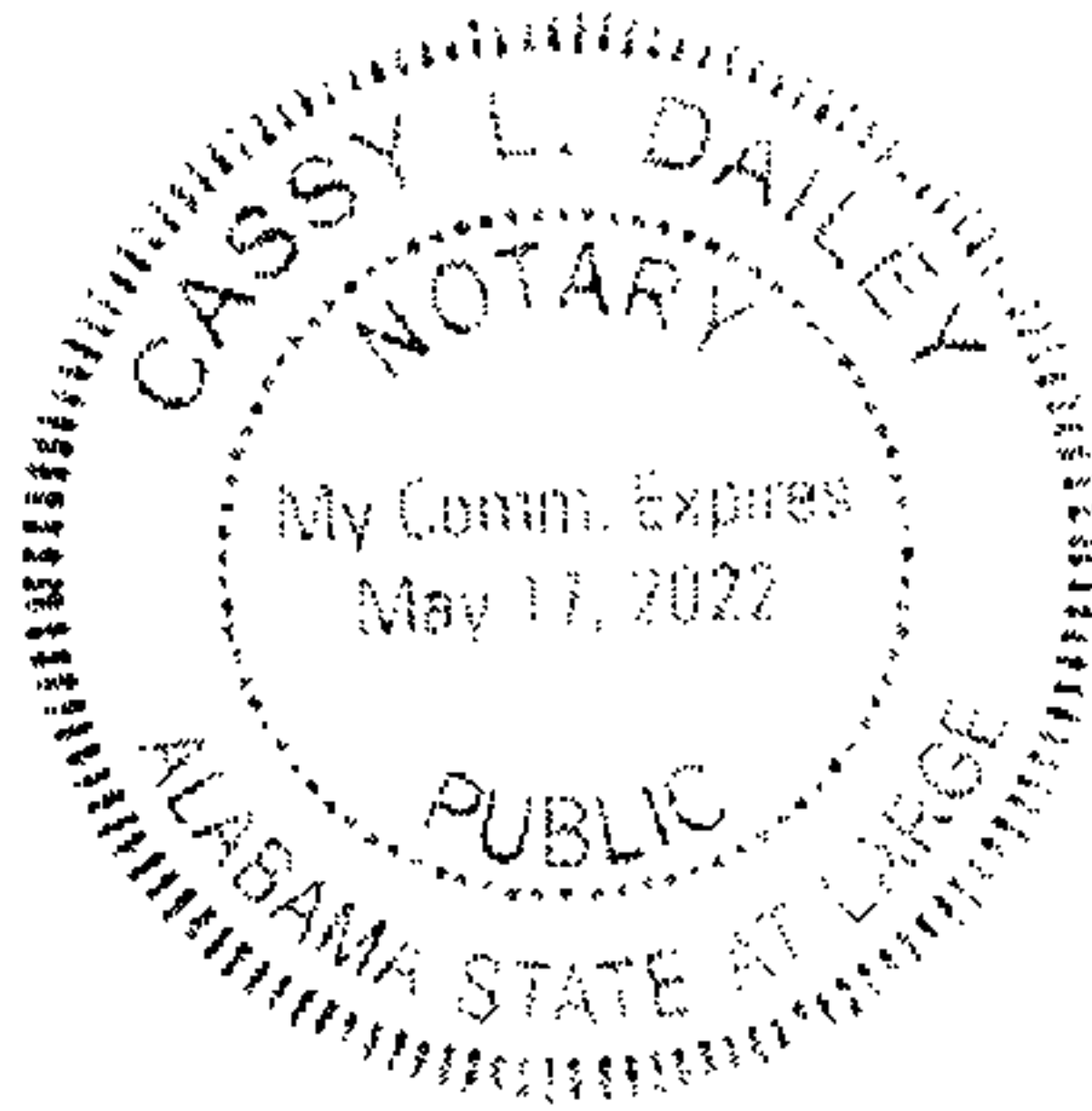
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Janet K. Muthee, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 27th day of July 2020.

Cassy L. Dailey

Notary Public

Commission Expires: 5-17-22



David M. Kinyua
David M. Kinyua

STATE OF ALABAMA)
SHELBY COUNTY)

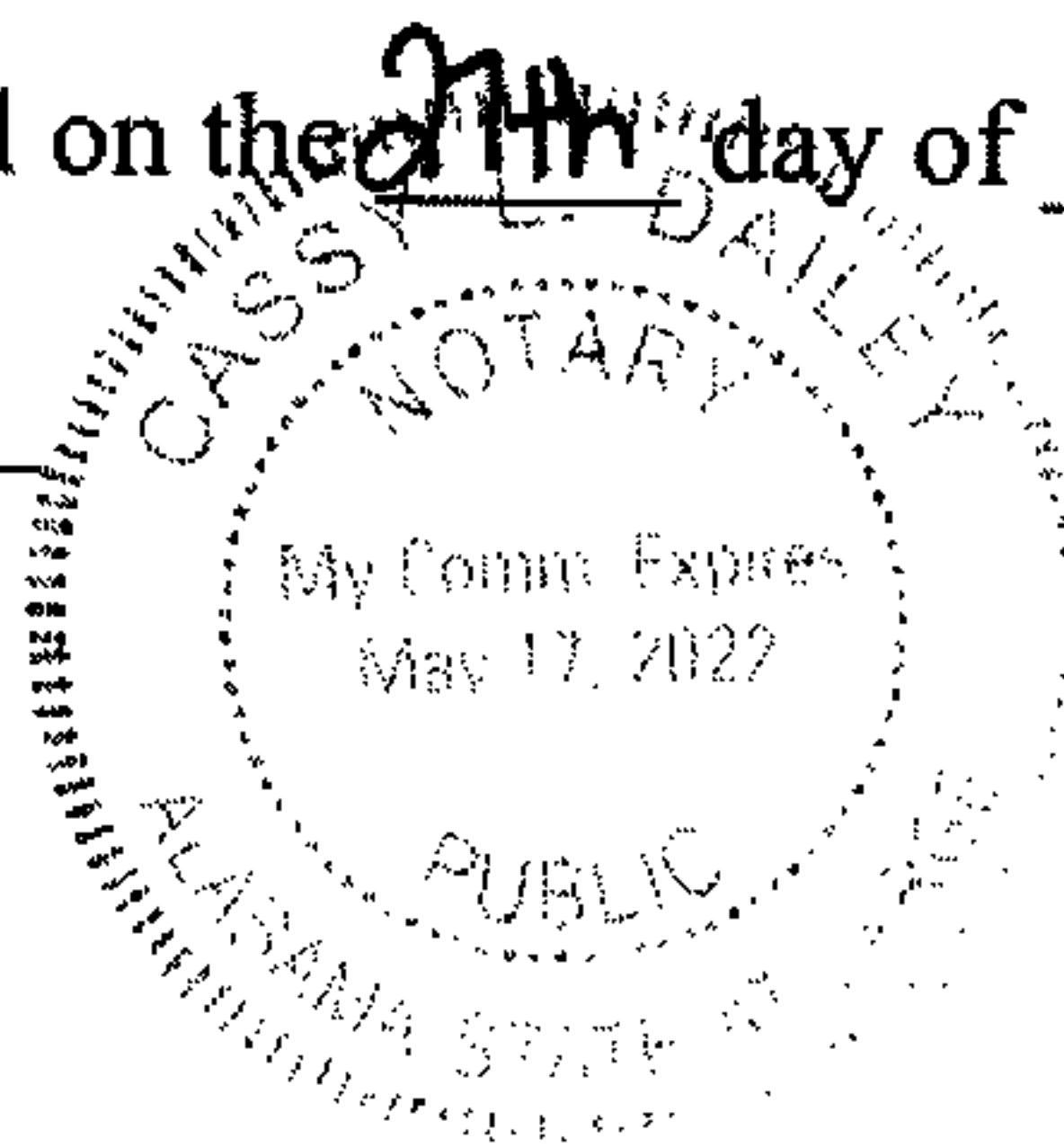
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David M. Kinyua, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 27th day of July 2020.

Cassy L. Dailey

Notary Public

Commission Expires: 5-17-22



Seller Mailing Address (Janet K. Muthee): 110 Amanda Place, Pelham, AL 35124

Seller Mailing Address (David M. Kinyua): 3317 Woodley Ct, Hoover AL
35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 01:25:53 PM
\$117.00 CHERRY
20200812000345980

Allen S. Bayl