

20210201000051610
02/01/2021 11:05:13 AM
DEEDS 1/2

QUIT CLAIM DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Maria Del Carmen Hernandez Cipriano
90 Selma St
Wilton, AL 35187

STATE OF ALABAMA)
COUNTY OF SHELBY)

To Clear Title

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and 00/100 Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Gary W. Franklin, unmarried,
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Maria Del Carmen Hernandez Cipriano
(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT A

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this January 26, 2021.



Gary W. Franklin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Gary W. Franklin**, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, **Gary W. Franklin** executed the same voluntarily on the day the same bears date.

Given under my hand and seal this January 26, 2021.

My Commission Expires: 7/26/24

Grantor's Address: 1700 King James Dr.
Alabaster, AL 35007

Property Address: 90 Selma St, Wilton, AL 35187



Notary Public

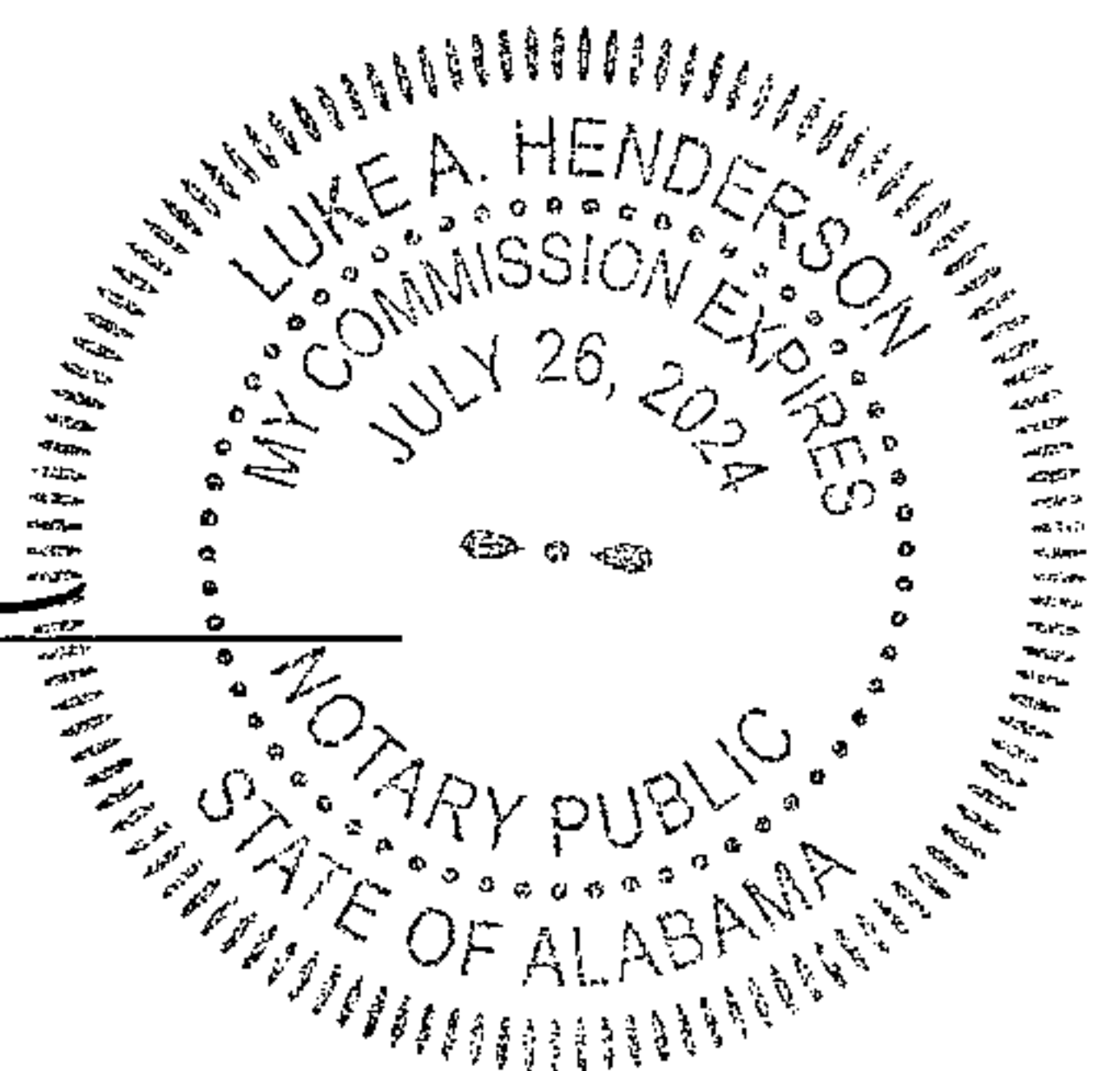


Exhibit A – Legal Description

Lot 2, Block 3, according to Map of One Hundred Acres at Birmingham Junction on E.T.V. and G. Railroad near Montevallo, Shelby County, Alabama, property of Maj. Joseph Hardie, as laid out in Building and Small Farm Lots by J. E. Bozeman, Selma, Alabama, as recorded in Deed Book 14, page 239, in the Probate Office of Shelby County, Alabama; otherwise and further described as follows:

Begin at the NW corner of the NW 1/4 of SW 1/4 of Section 9, Township 24 North, Range 12 East; thence South 907 feet to an iron pin and Point of Beginning of lot herein described; thence East 474 feet to an iron pin; thence North 206 feet and 8 inches to an iron pin; thence West 474 feet to an iron pin; thence South 206 feet and 8 inches to the Point of Beginning; being a part of the NW 1/4 of SW 1/4 of Section 9 and the NE 1/4 of SE 1/4 of Section 8 in Township 24 North, Range 12 East, situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 11:05:13 AM
\$26.00 JESSICA
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Allen S. Bayl