

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20210510000230730 1/2 \$128.00
Shelby Cnty Judge of Probate, AL
05/10/2021 11:44:09 AM FILED/CERT

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:
Melissa R. Kelley
Traci F. Reynolds

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Cynthia L. Hooks, an unmarried woman**, the "Grantor" herein, in hand paid by **Melissa R. Kelley and Traci F. Reynolds**, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantees all her right, title, interest, and claim in or to the following described real estate, to wit:

LOT 11, ACCORDING TO THE SURVEY OF FIRST SECTOR, HIDDEN CREEK II, AS RECORDED IN MAP BOOK 24, PAGE 94, 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 **Melissa R. Kelley and Traci F. Reynolds** and Grantee's heirs and assigns forever.

Given under my hand and seal this 30th day of April, 2021.

Cynthia L. Hooks
Cynthia L. Hooks

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 05/10/2021
State of Alabama
Deed Tax:\$103.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Cynthia L. Hooks**, 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 with full authority on the day that same bears date.

Given under my hand and official seal on the 30th day of April, 2021.

Kenneth W. Jones

Notary Public

Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 9, 2025

Property Address: 120 Coales Branch Drive, Pelham, AL 35124

Seller Address: 120 Coales Branch Drive, Pelham, AL 35124

Buyer Address: 120 Coales Branch Dr. Pelham AL 35124

Assessor Value: \$103,000.00

