



20220218000072070 1/5 \$50.00
Shelby Cnty Judge of Probate, AL
02/18/2022 02:32:19 PM FILED/CERT

CK# 174 & 175

Send Tax Notice To:
Chad Quinn
120 Bird Street
Harpersville, Alabama 35078

THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE.

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SIXTEEN THOUSAND DOLLARS and 00/100 DOLLARS (\$16,000.00) paid to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DARYL H. RAY and wife, HEATHER E.H. RAY**, (herein referred to collectively as Grantor), does grant, bargain, sell and convey unto **CHAD E. QUINN and wife, TABITHA ASHLEY QUINN**, as joint tenants with right of survivorship (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE THE SURVEY OF RAY AND GILLILAND, P.C. DATED DECEMBER 8th, 2020, IDENTIFIED AS EXHIBIT A AND INCORPORATED AS IF SET FORTH HEREIN.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2020 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record; and
4. All matters that are revealed by the survey performed by Ray and Gilliland, P.C. on December 8th, 2020.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof

Shelby County, AL 02/18/2022
State of Alabama
Deed Tax: \$16.00



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by the Grantor.

17th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the
day of December, 2020.

DARYL H. RAY

Daryl H Ray

HEATHER E.H. RAY

Heather E H Ray

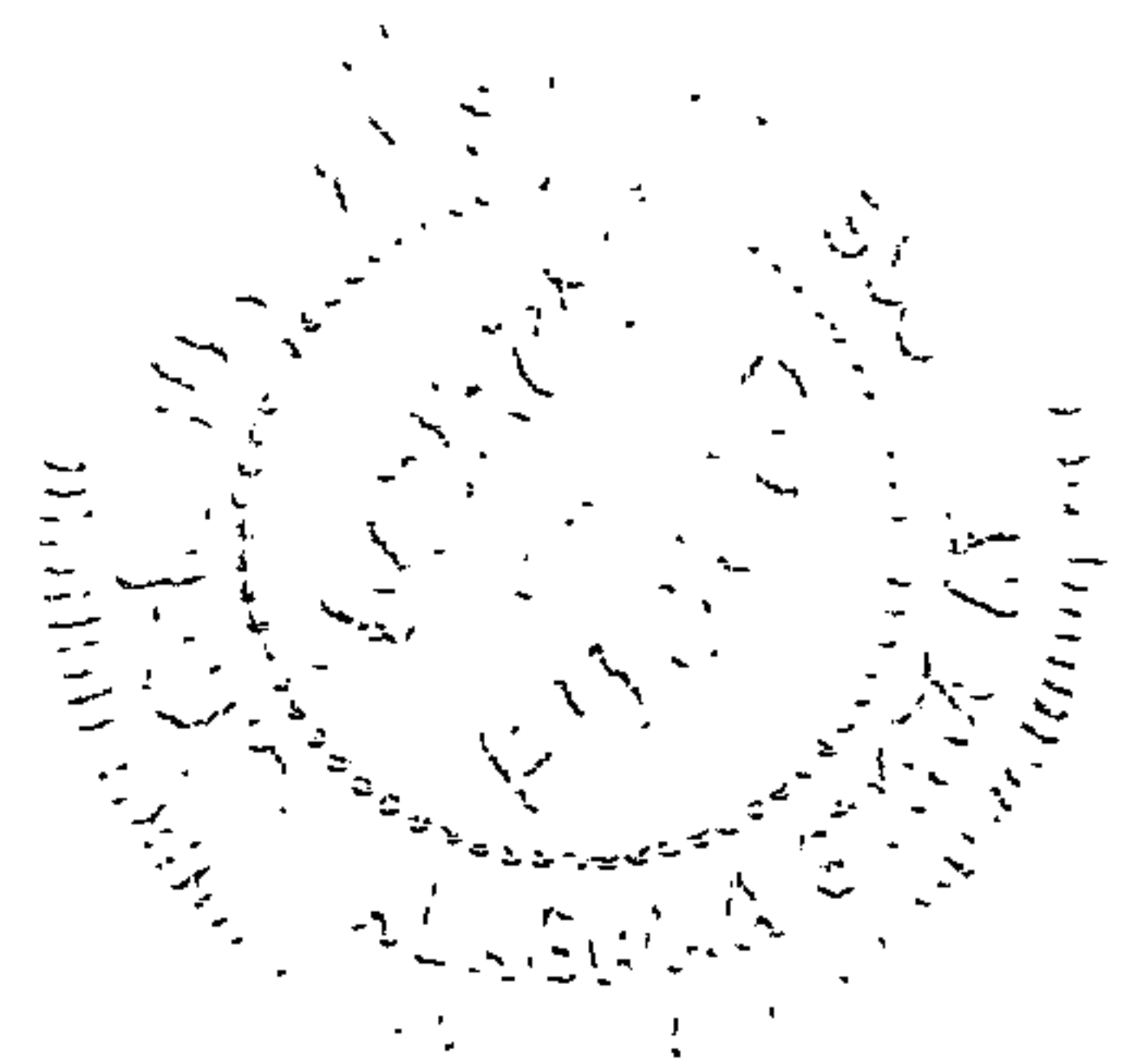
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DARYL H. RAY and HEATHER E.H. RAY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 2020.

[Signature]
NOTARY PUBLIC

My commission expires: 5-13-2022





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EXHIBIT A

Commence at a 4"x 6" rock being the Southeast corner of the Southeast one-fourth of the Northwest One-fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 00 15' 25" East along the East boundary of said quarter-quarter section for a distance of 629 feet to a 1/2" rebar in place (CA #0114-LS); thence proceed North 89 34' 52" West for a distance of 420.0 feet to a 1/2" rebar in place (CA # 0114-LS) said point being the point of beginning. From this beginning point thence proceed South 00 15' 25" West for a distance of 394.69 feet to a 1/2" rebar in place (CA #0114-LS) to a point on the Northerly boundary of Bird Street; thence proceed South 88 49' 07" West along the Northerly boundary of said street for a distance of 53.08 feet; thence proceed North 89 28' 11" West along the Northerly boundary of said street for a distance of 167.01 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00 15' 25" East for a distance of 395.85 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89 34' 52" East for a distance of 220.07 feet to the point of beginning.

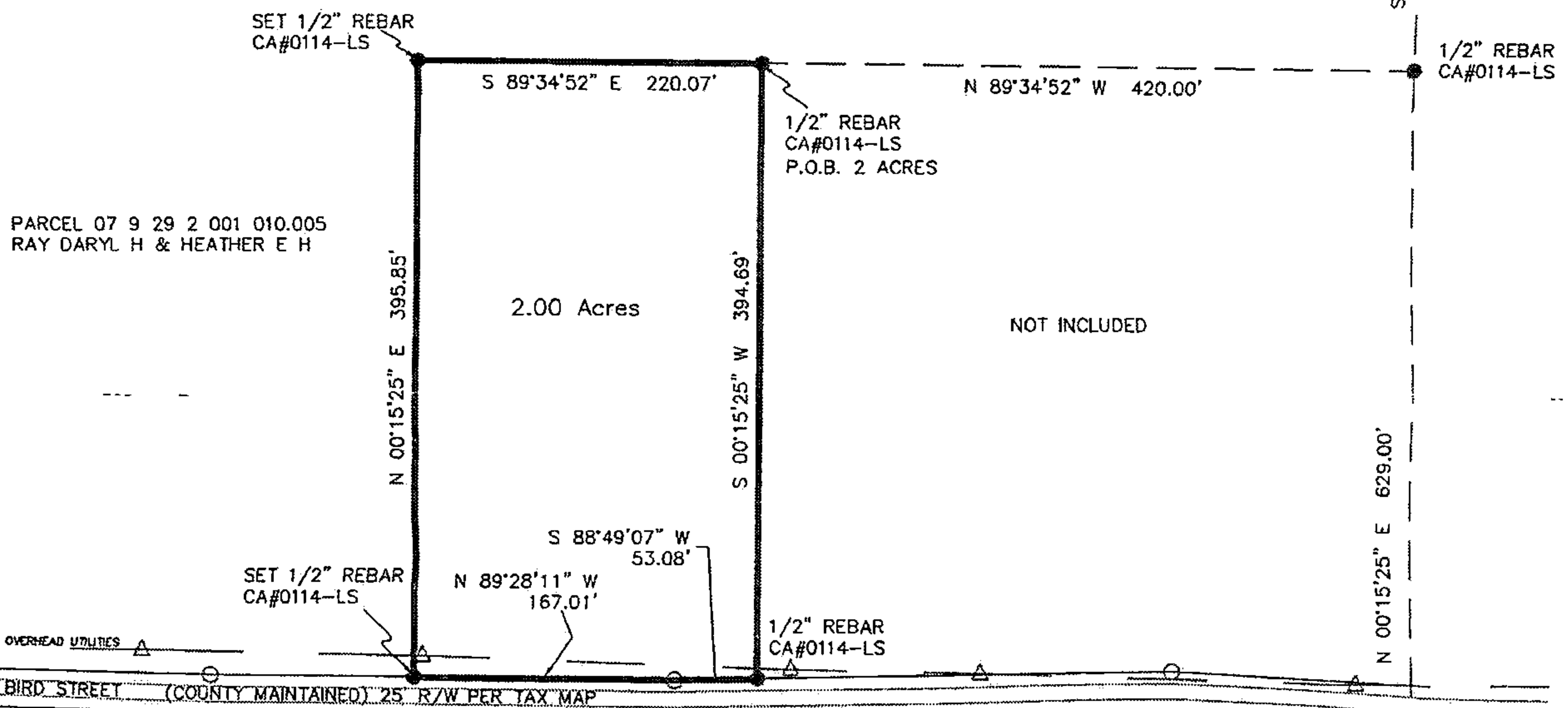
The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 29, Township 19 South, Range 2 East Shelby County and contains 2.0 acres.

D.R.
HR

SE1/4-NW1/4
SECTION 29
T19S-R2E
SHELBY CO. ALABAMA

PARCEL 07 9 29 2 001 010.005
RAY DARYL H & HEATHER E H

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STATE OF ALABAMA
SHELBY COUNTY

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or, drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a 4" x 6" rock being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 00° 15' 25" East along the East boundary of said quarter-quarter section for a distance of 629.00 feet to a 1/2" rebar in place (CA #0114-LS); thence proceed North 89° 34' 52" West for a distance of 420.0 feet to a 1/2" rebar in place (CA #0114-LS), said point being the point of beginning. From this beginning point thence proceed South 00° 15' 25" West for a distance of 394.69 feet to a 1/2" rebar in place (CA #0114-LS) to a point on the Northerly boundary of Bird Street; thence proceed South 88° 49' 07" West along the Northerly boundary of said street for a distance of 53.08 feet; thence proceed North 89° 28' 11" West along the Northerly boundary of said street for a distance of 167.01 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00° 15' 25" East for a distance of 395.85 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89° 34' 52" East for a distance of 220.07 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama and contains 2.0 acres.

According to my survey this the 8th day of December, 2020.

Christopher M. Ray, Ala. Reg. No. 26017
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

SURVEY BY LARRY CARVER
DATED MARCH 19, 1989
P.O.C.
4" X 6" ROCK
SE CORNER
SE1/4-NW1/4
SECTION 29
T19S-R2E
SHELBY CO. AL
88.20'
16.61'
SCS CAPPED
REBAR IN PLACE
1/2" REBAR



LEGEND:

- (M) = MEASURED
(R) = RECORDED (MAP, DEED, PLAT, ETC.)
(M & R) = MEASURED & RECORDED
(PS) = PREVIOUS SURVEY
CA = CERTIFICATE OF AUTHORIZATION
(0114 - LAND SURVEYING)
G.P.S. = GLOBAL POSITIONING SYSTEM
△ = POWER POLE / OVERHEAD UTILITY
X-X-X = FENCE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
Copyright Ray & Gilliland P.C. 2020



RAY & GILLILAND, P.C.	
122 NORTH CALHOUN AVENUE P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: DARYL RAY 2 ACRES
DRAWN BY: CMR	SCALE: 1" = 100'
BOUNDARY SURVEY	DATE: 12/08/2020

D.R.
HR

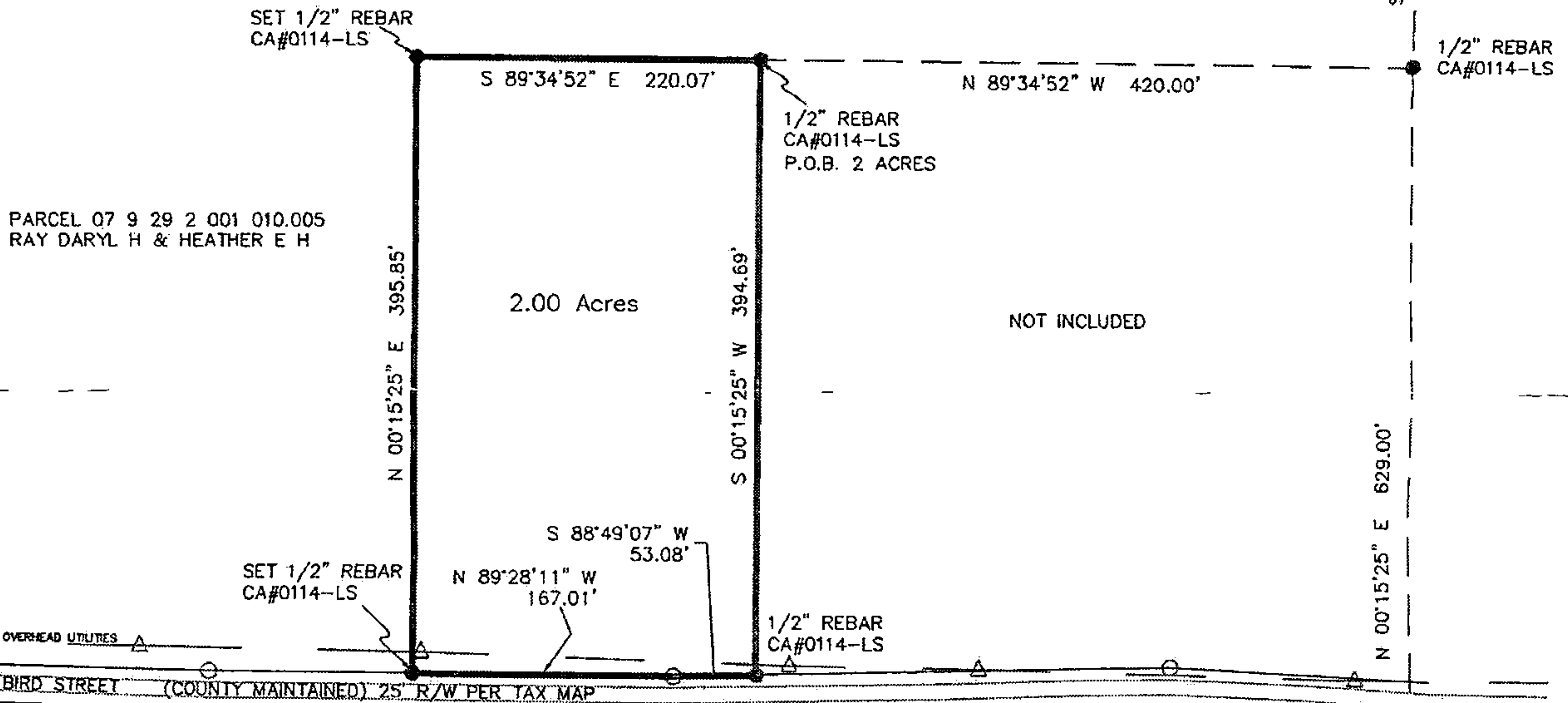
S 89°53'23" W 1236.68'
N 89°53'23" E 1236.68'



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SE1/4-NW1/4
SECTION 29
T19S-R2E
SHELBY CO. ALABAMA

PARCEL 07 9 29 2 001 010.005
RAY DARYL H & HEATHER E H



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SHELBY COUNTY

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SURVEY BY LARRY CARVER
DATED MARCH 19, 1989

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SCS CAPPED
REBAR IN PLACE

1/2" REBAR

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0 100 200 300

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