



20220228000084970 1/6 \$91.00
Shelby Cnty Judge of Probate, AL
02/28/2022 02:34:28 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 28, 2018 THE GRANTOR(S),

- Susan Dawn Chesser, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Katie Suzanne Hicks, a single person, residing at 51311 Highway 25, Sterrett, Shelby County, Alabama 35147

as tenants in common, the following described real estate, situated in an unincorporated area in the County of shelby, State of Alabama:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

Shelby County, AL 02/28/2022
State of Alabama
Deed Tax:\$54.00

part thereof.



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It is being done as a gift or part of a will

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 15 5 2 1 0 0 0 0 0 0 9 . 0 0 7

Mail Tax Statements To:
Susan Chesser
P.O. Box 57
Chelsea, Alabama 35043

[SIGNATURE PAGE FOLLOWS]



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Grantor Signatures:

DATED: 2-28-22

Katie Suzanne Hicks
Susan Dawn Chesser

Susan Dawn Chesser
2446 Highway 69
Chelsea, Alabama, 35043

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

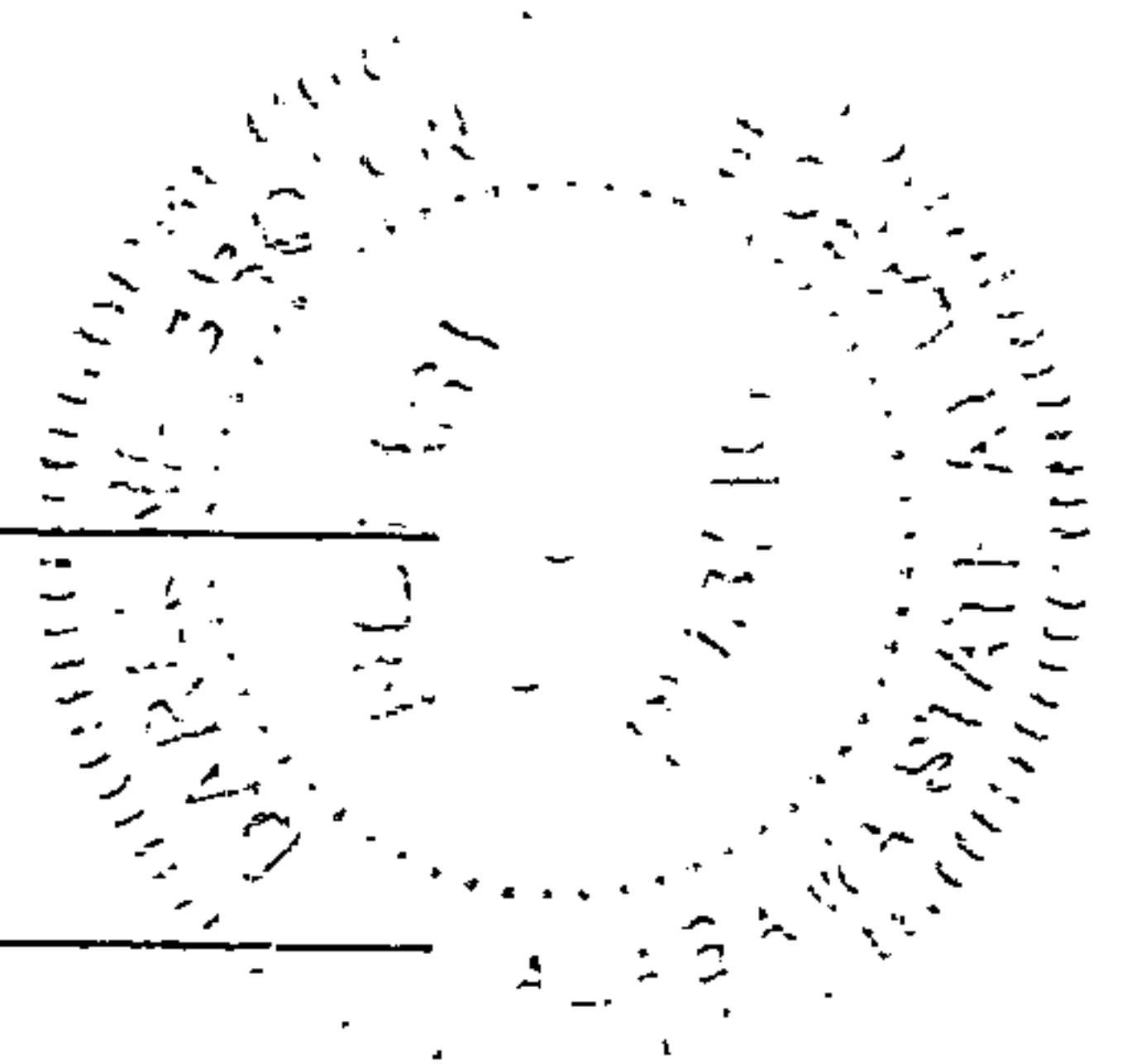
On this 28 day of Feb., 2022, before me,
Darlene Brown, personally appeared Katie Suzanne Hicks, known to
me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Darlene Brown
Notary Public

Clerk
Title (and Rank)

My commission expires 10/17/23



STATE OF ALABAMA, COUNTY OF SHELBY, ss:



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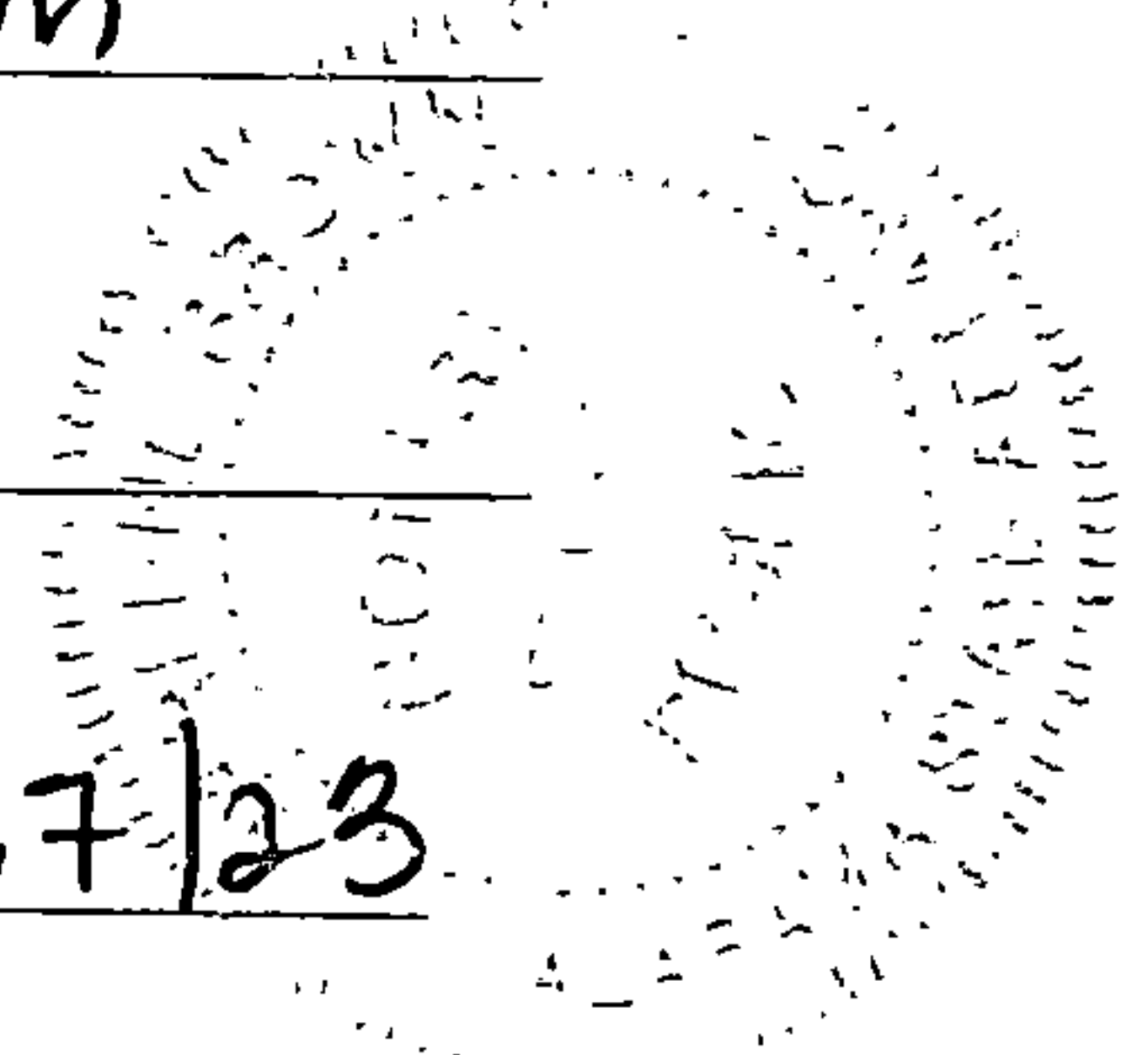
On this 28 day of Feb., 2022, before me,
Darlene Brown, personally appeared Susan Dawn Chesser, known to
me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

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Prepared By:

Susan Chesser

2446 Highway 69

Chelsea, Alabama 35043

After Recording Return To:

Susan Chesser

P.O. Box 57

Chelsea, Alabama 35043

property. 2446 Highway 69
Chelsea, AL. 35043



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SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

Map number - 15 5 00 0 000

CODE1:20 CODE2:00

Subdivision1: Lamar Brown family Sub

Section1:21

Township1:205

Range1:01W

Lot DIM1:259.49

Lot DIM2:98.93

Acres:0.460

Map BOOK:41

Page:070

Sq. Ft:20,037,600

Lot:1

Assessed value - \$53,820⁰⁰