

THIS INSTRUMENT PREPARED BY:
W. Alan Duke, Jr.
Hand Arendall Harrison Sale, LLC
1801 Fifth Avenue North, Ste. 400
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Jeffrey Michael Clair
2033 Longleaf Dr., Apt. C
Hoover, AL 35216

QUITCLAIM DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in exchange for Five Thousand, Four Hundred and 00/00 Dollars (\$5,400.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor in hand paid by or on behalf of the Grantee herein, **ELISE MARDIS f/k/a ELISE GILBERT**, a married woman (herein referred to as "Grantor") does remise, release, quitclaim, grant, and convey unto **JEFFREY MICHAEL CLAIR** (herein referred to as "Grantee"), all of her right, title and interest in that certain real property in Shelby County with Parcel ID # of 09 5 16 0 001 013.00, and legally described, as follows:

See Exhibit "A" attached hereto

Elise Mardis is one and the same as Elise Gilbert, the grantee of that certain deed recorded in the Probate Court of Shelby County, Alabama as Instrument No. 20230504000132420.

The above property does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD unto Grantee, his successors and assigns, forever.

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantors below:

Grantor's Name and Address:	Elise Mardis f/k/a Elise Gilbert 1909 Chippendale Drive SE Huntsville, AL 35801	Grantee's Name and Address:	Jeffrey Michael Clair 2033 Longleaf Dr., Apt. C Hoover, AL 35216
Property Address:	2220 HARRIS WRIGHT DRIVE BIRMINGHAM AL 35242 Parcel ID #: 09 5 16 0 001 013.000	Date of Sale:	February 15, 2024
		Total Purchase Price:	\$5,400 (representing redemption amount of taxes and expenses paid)

*The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
Property Record Card.*

IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting her signature hereto this the 21st day of FEBRUARY, 2024.

Elise Mardis

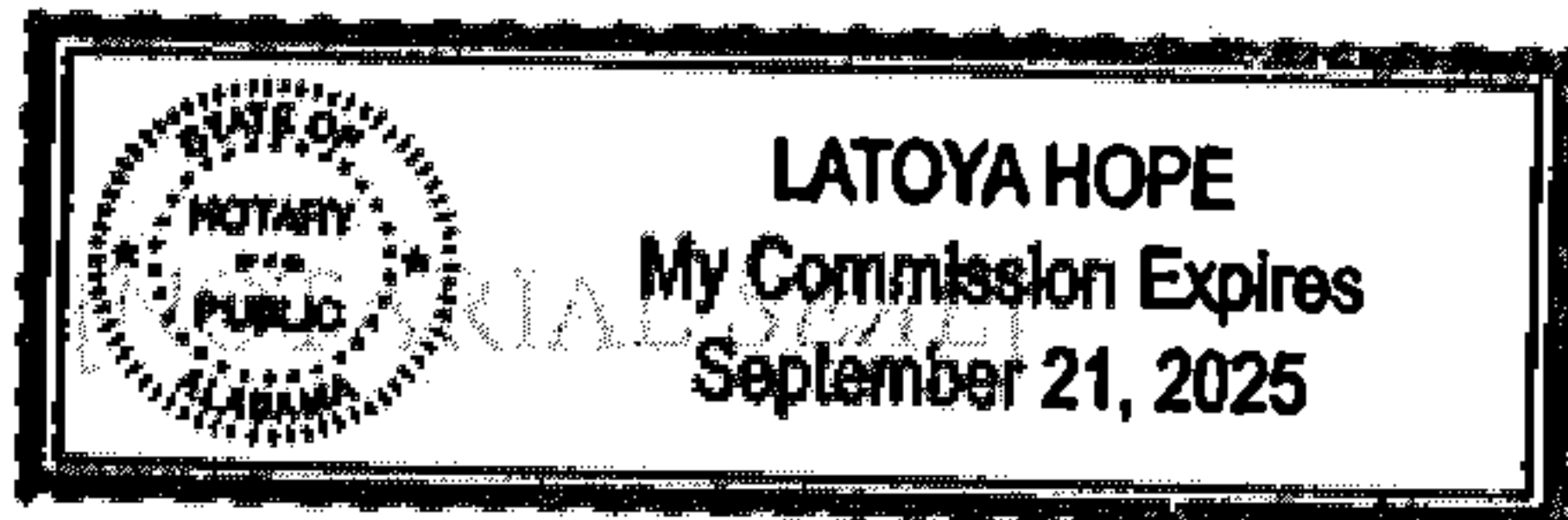
ELISE MARDIS f/k/a ELISE GILBERT

STATE OF ALABAMA)

Madison COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **ELISE MARDIS f/k/a ELISE GILBERT**, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of February, 2024.



Latoya Hope
NOTARY PUBLIC

My Commission Expires: September 21, 2025

EXHIBIT "A"

Commence at a point set by a Final Judgment in a Civil Action #CV 88-398 to be the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of 91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence turn an angle of 71 deg. 24 min. 21 sec. left and run 200.11 feet to a point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run 10.0 feet to a point; thence turn an angle of 131 deg. 00 min. 00 sec. right and run 210.0 feet to a point; thence turn an angle of 60 deg. 30 min. 46 sec. right and run a distance of 107.88 feet to the point of beginning of the property being described; thence turn an angle of 23 deg. 12 min. 58 sec. right and run Northwesterly a distance of 210.08 feet to a point; thence turn an angle of 89 deg. 58 min. 46 sec. right and run Northeasterly a distance of 104.96 feet to a point; thence turn an angle of 89 deg. 58 min. 54 sec. right and run Southeasterly a distance of 210.02 feet to a point; thence turn an angle of 89 deg. 58 min. 56 sec. right and run Southwesterly a distance of 105.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Also an access easement for ingress and egress that is 30.0 feet in width and described as follows: Commence at a point set by a Final Judgment in a Civil Action No. CV 88-398 to be the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of 91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence turn an angle of 71 deg. 24 min. 21 sec. left and run a distance of 200.11 feet to a point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run 10.0 feet to a point; thence turn an angle of 131 deg. 00 min. 00 sec. right and run 210.0 feet to a point; thence turn an angle of 60 deg. 30 min. 46 sec. right and run 107.88 feet to a point; thence turn an angle of 113 deg. 09 min. 34 sec. right and run Northeasterly a distance of 105.10 feet to the point of beginning of the East being described; thence turn an angle of 90 deg. 00 min. right and run 30.0 feet to a point; thence turn an angle of 90 deg. 00 min. right and run 105.10 feet to a point; thence turn an angle of 6 deg. 00 min. left and run 107.0 feet to a point on the North line of a graveled public road; thence turn an angle of 66 deg. 20 min. right and run 32.90 feet to a point; thence turn an angle of 113 deg. 40 min. right and run 120.51 feet to a point; thence turn an angle of 6 deg. 00 min. right and run 107.94 feet to the point of beginning



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/21/2024 03:49:33 PM
 3 \$33.50 JOANN
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Allen S. Bayl