

20240401000087180 1/6 \$120.50
Shelby Cnty Judge of Probate, AL
04/01/2024 08:49:00 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

David Wilber Dobbs, 1563 Co Rd 83, Vincent, AL 35178, USA; Charlotte Ann Dobbs, 1563 Co Rd 83, Vincent, AL 35178, USA
Carol

SEND TAX NOTICE TO:

DERRICK S LITTLEFIELD, 113 Derrick Dr, Vincent, AL 35178, USA; Cynthia Rena Littlefield,

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF Shelby

DATE: March 30, 2024

FMV = \$83,010

*Property Address
1563 Co Rd 83
Vincent AL 35178*

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$0.00, the receipt of which is hereby acknowledged, the undersigned David Wilber Dobbs, of 1563 Co Rd 83, Vincent, AL 35178, USA and Charlotte Ann Dobbs of 1563 Co Rd 83, Vincent, AL 35178, USA, a married couple, (collectively the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaims, unto DERRICK S LITTLEFIELD, of 113 Derrick Dr, Vincent, AL 35178, USA and Cynthia Rena Littlefield, of Vincent, Alabama, a married couple, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

074170000016000.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Shelby County, AL 04/01/2024
State of Alabama
Deed Tax: \$83.50

[Signature]
Witness signature

Cynthia R. Lutzfield
Witness name

[Signature]
David Wilber Dobbs

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[Signature]
Charlotte Ann Dobbs
Carl

Spousal Acknowledgement

I, Charlotte Ann ^{Carl} Dobbs of 1563 Co Rd 83, Vincent, AL 35178, USA, spouse of David Wilber Dobbs, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: [Signature]

STATE OF ALABAMA

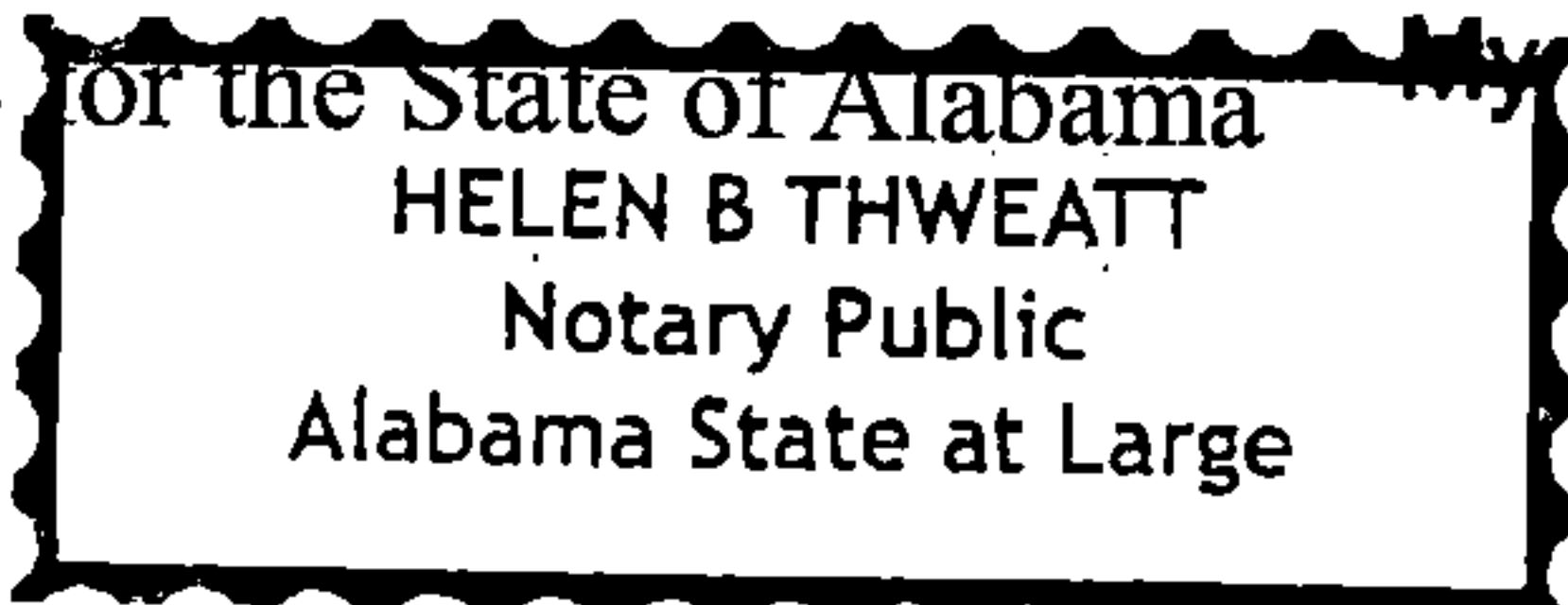
COUNTY OF Shelby

I Heleen B Thweatt, a Notary Public in and for said County and State, hereby certify that Charlotte Ann ^{Carl} Dobbs having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 30th day of March, 2024.

Heleen B Thweatt

Notary Public for the State of Alabama My Commission Expires



HELEN B THWEATT
Notary Public
Alabama State at Large

May 25, 2025

My commission expires: May 25 2025

My Commission Expires
May 25, 2025

Spousal Acknowledgement



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I, David Wilber Dobbs of 1563 Co Rd 83, Vincent, AL 35178, USA, spouse of Charlotte Ann ^{Car}Dobbs in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: David W. Dobbs

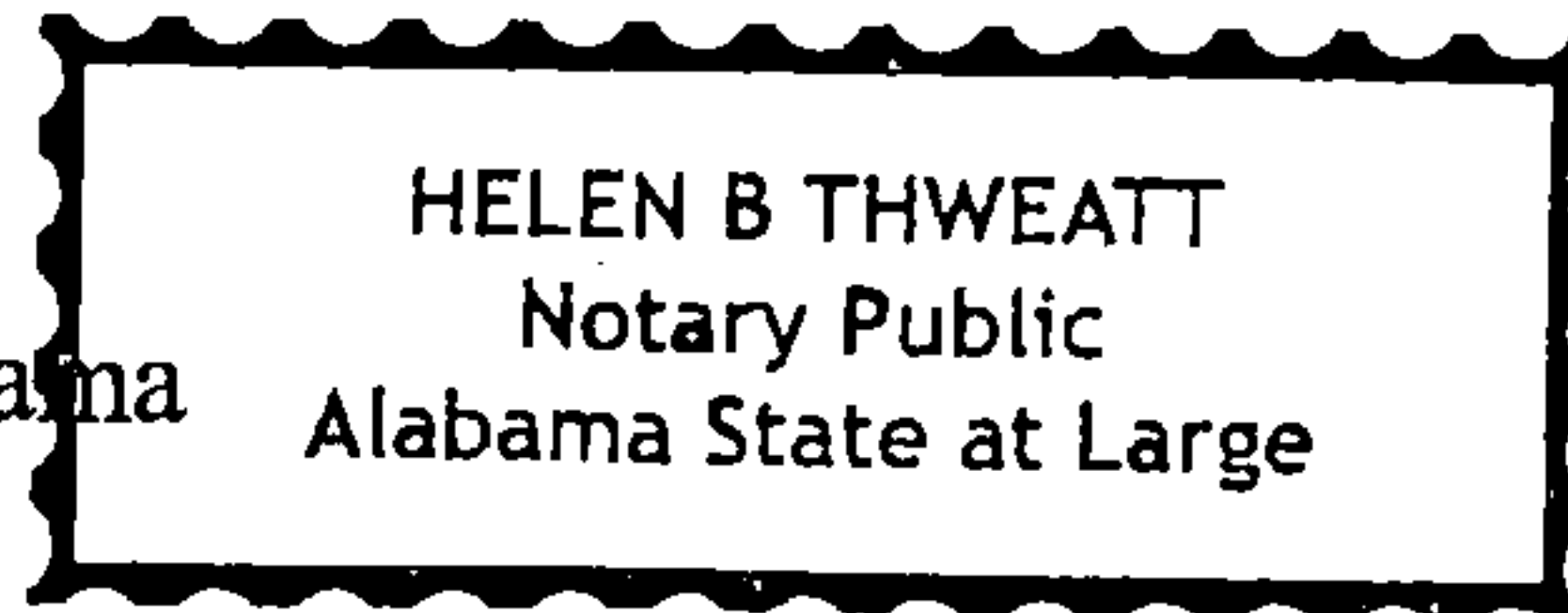
STATE OF ALABAMA

COUNTY OF Shelby

I Helen B Thweatt, a Notary Public in and for said County and State, hereby certify that David Wilber Dobbs, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 30th day of March, 2024.

Helen B Thweatt
Notary Public for the State of Alabama




My commission expires: May 25 2025

My Commission Expires
May 25, 2025

Grantor Acknowledgement

STATE OF ALABAMA

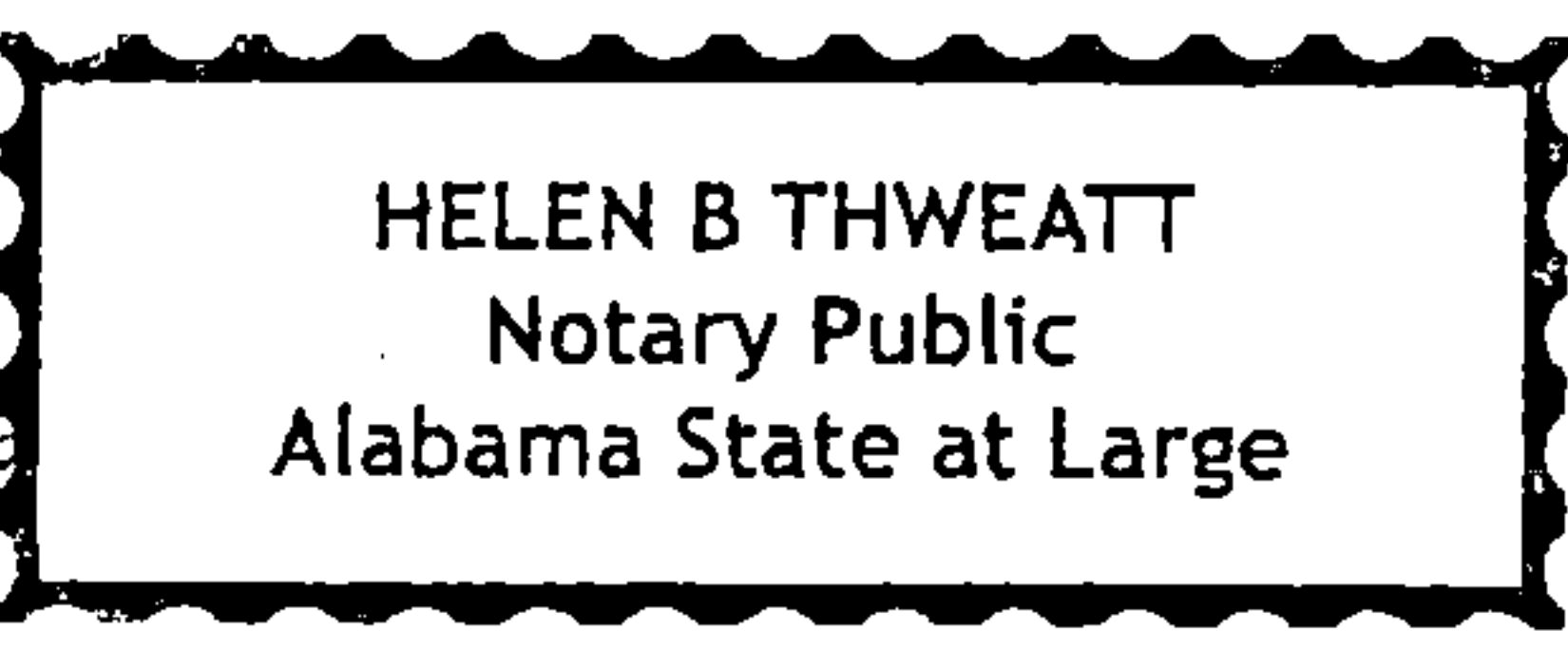
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I Helen B Thweatt, a Notary Public in and for said County and State, hereby certify that David Wilber Dobbs, and Charlotte Ann ~~Dobbs~~ ^{Carl} having signed this Quitclaim Deed, and being known to me (or whose identities have been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantors have executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 30th day of March, 2024.


Helen B Thweatt
Notary Public for the State of Alabama



My commission expires: May 25 2025

My Commission Expires
May 25, 2025

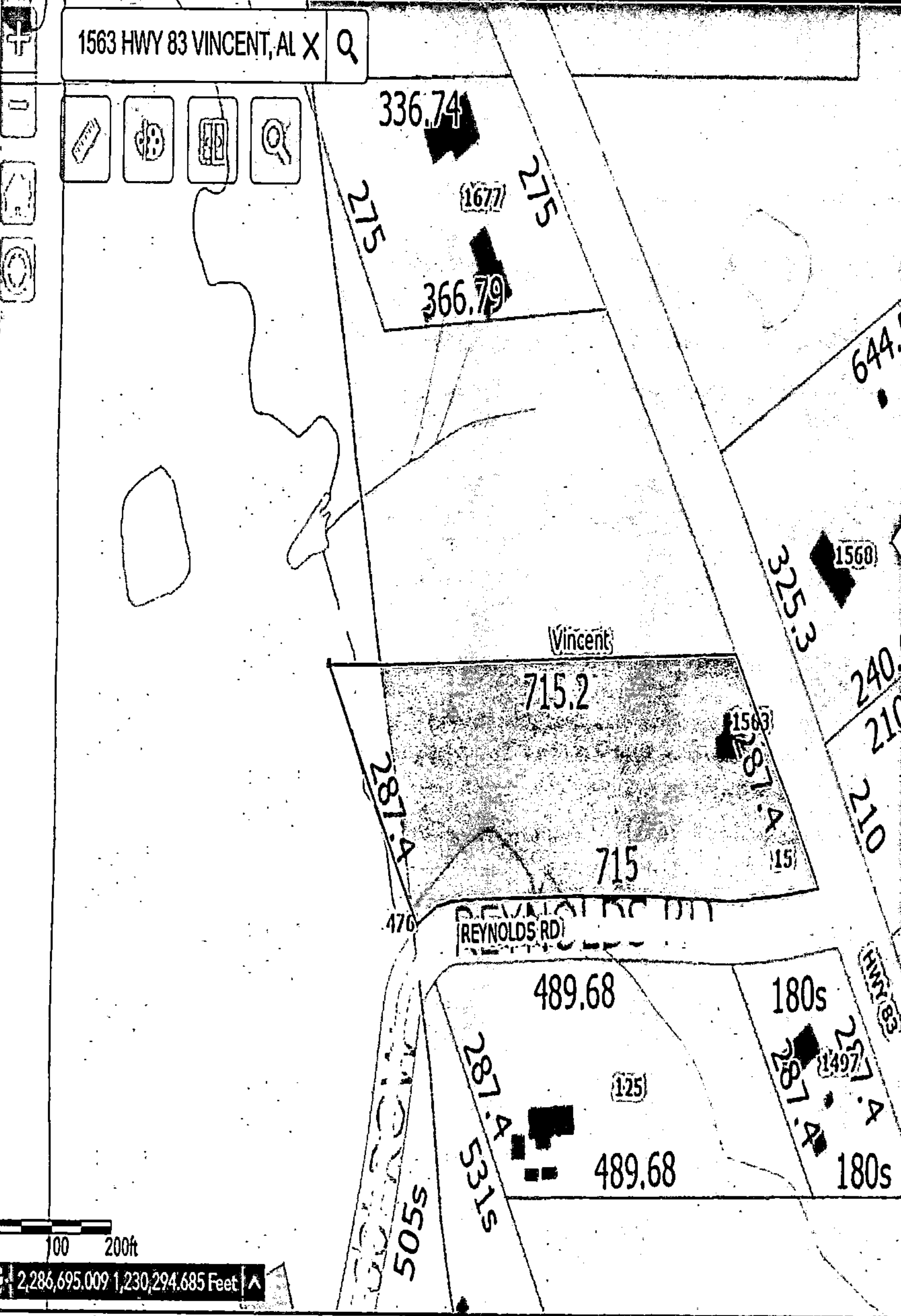
Legal Description


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A tract of land located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as commencing at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17; thence South 89 deg. 54 min. West along the South line of said forty, 422.0 feet; thence North 30 deg. 51 min. West, 575.2 feet to the place of beginning; thence from the place of beginning and continuing North 30 deg. 51 min. West 287.4 feet; thence North 89 deg. 58 min. East 715.2 feet to the center of a paved road; thence South 30 deg. 19 min. East along the center of said road 22.0 feet to an angle point; thence continuing along the center of said paved road South 30 deg. 51 min. East 265.4 feet; thence South 89 deg. 58 min. West 715.0 feet to the place of beginning and containing 4.0 acres, more or less. (Bearings are magnetic.) LESS a 40 foot right-of-way along an existing highway along the East side of said tract.



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Parcel Result

Owner Information

Tax Year: 2023
 Owner: DOBBS DAVID WILBURN & CHARLOTTE ANN
 Address:
 1563 HWY 83
 VINCENT, AL 35178
 Parcel Number: 07 4 17 0 000 016.000

Site Information

Municipal Code: 9 - Vincent
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block: 000
 Section: 17
 Township: 19S
 Range: 02E
 Map Book: 0
 Map Page: 0

3.98 ACRES



b