



20240410000102690 1/2 \$241.00
Shelby Cnty Judge of Probate, AL
04/10/2024 10:44:18 AM FILED/CERT

SEND TAX NOTICE TO:

Mary Allison Roensch Tyler
1020 Tilden Street NW
Atlanta, GA 30318

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

QUIT CLAIM DEED

1/2 Tax Assessor's Value: \$215,985

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN DOLLARS AND 00/100 (\$10.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mary F. Roensch**, a married woman, as custodian for Mary Allison Roensch, a minor under Alabama UGMA, whose address is 931 Pumpkin Hollow Road, Sterrett, AL 35147 (hereinafter "Grantor", whether one or more), by **Mary Allison Roensch Tyler**, whose address is 1020 Tilden Street NW, Atlanta, GA 30318, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Mary Allison Roensch Tyler**, the following described real estate situated in Shelby County, Alabama, the address of which is **80 Acres +/- Shelby County, Sterrett, AL 35147 to-wit:**

East 1/2 of the NorthWest 1/4 of Section 16, Township 18 South, Range 2 East, located in Shelby County, Alabama.

Also conveyed with this deed is a 50 foot wide easement along the centerline of an existing woods road through the Southeast corner of the SouthWest 1/4 of the Northwest 1/4 of Section 16, Township 18 South, Range 2 East, located in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

This deed is being executed in accordance with the Alabama Uniform Transfers to Minors Act, Alabama Code § 35-5A-21.

Mary Allison Roensch, the grantee in Instrument No. 1997-35461 recorded in the Probate Office of Shelby County, Alabama, is one and the same person as Mary Allison Roensch Tyler.

The subject property does not constitute the homestead of the grantor nor their spouse.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by the preparer.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of April, 2024.


Mary F. Roensch

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary F. Roensch whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of April, 2024.



Notary Public

My Commission Expires:

