



20090122000019510 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
01/22/2009 09:38:08AM FILED/CERT

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: Feb 5, 2008

Reference Number of Any Related Documents: Exhibit "A"

Grantor:

Name Sherry Bynum
Street Address 636 Alexander Rd
City/State/Zip Leeds, AL 35094

Grantee:

Name Jennifer Bynum
Street Address 646 Alexander Rd
City/State/Zip Leeds, AL 35094

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): See exhibit "A"

Assessor's Property Tax Parcel/Account Number(s): 01-7-35-0-000-014.007

THIS QUITCLAIM DEED, executed this 5th day of Feb, 2008, by first party, Grantor, Sherry Bynum, whose mailing address is 636 Alexander Rd Leeds AL 35094, to second party, Grantee, Jennifer Bynum, whose mailing address is 646 Alexander Rd Leeds AL 35094.

WITNESSETH that the said first party, for good consideration and for the sum of two thousand five hundred Dollars (\$2,500.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama
to wit: Deed to include 2001 Cavalier
Manufactured Home.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

Signature of Grantor

Print Name of Grantor

Sherry Bynum
Sherry Bynum

State of Alabama

County of Shelby

On Feb 5, 2008, before me, James V Webster,
appeared Sherry Bynum, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

James V Webster
Signature of Notary

Affiant Known ☒ Produced ID

Type of ID Drivers License
(Seal)

JAMES V. WEBSTER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 03, 2008

Exhibit "A"



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STATE OF ALABAMA)
COUNTY OF SHELBY)

✓ Send Tax Notice To:
Sherry Bynum
646 Alexander Road
Leeds, AL 35194

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE DOLLAR, and other good and valuable consideration, the undersigned grantor, **Jennifer Bynum**, in hand paid by the grantee, **Sherry Ann Bynum**, the receipt and sufficiency whereof is hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantee, the following real estate situated in Shelby County, Alabama, to wit: **1.0 acre (43,550 sq. ft.) and a 20 foot easement for ingress and egress, located in unincorporated Shelby County along Alexander Road.**

DESCRIPTION:

COMMENCE AT THE S.W. CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 17S., RANGE 1E., SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 69°26'22"E FOR 568.14 FEET; THENCE RUN N09°13'39"W FOR 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 225.11 FEET; THENCE RUN S53°52'49"E FOR 63.50 FEET; THENCE RUN N46°06'58"E FOR 44.47 FEET; THENCE RUN S77°16'55"E FOR 131.28 FEET; THENCE RUN S09°13'39"E FOR 210.00 FEET; THENCE RUN N84°22'20"W FOR 210.00 FEET TO THE POINT OF BEGINNING.

ALSO A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING 10.0 FEET WIDE ON BOTH SIDES OF A CENTERLINE DESCRIBED AS FOLLOWS; COMMENCE AT THE S.W. CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 35, T.17S., R.1E.,; THENCE RUN N69°26'22"E FOR 568.14 FEET; THENCE RUN S84°22'20"E FOR 220.35 FEET TO THE POINT OF BEGINNING OF THE EASEMENT CENTERLINE HEREIN DESCRIBED; THENCE RUN N09°13'39"W FOR 242.65 FEET TO THE END POINT OF SAID EASEMENT CENTERLINE.

Inst # 2000-25956

TO HAVE AND TO HOLD unto the said Grantee, and its successors and assigns forever.

IN WITNESS WHEREOF, **Jennifer Bynum** has caused these presents to be executed this 18TH day of July, 2000.

By: Jennifer Bynum
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Bynum** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of such conveyance, she with full authority, did execute the same.

Given under my hand, this 18th day of July, 2000.

Cornie B. Kitt
NOTARY PUBLIC

My commission expires: 5/28/2004

08/02/2000-25956
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.00