

Send tax notice to: Charles H. Eagar, 5639 Oak Mountain Lake Rd., Birmingham Al. 35242

This instrument prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One hundred eight thousand one hundred seventeen and no/100 (\$108,117.00) Dollars, the amount of which can be verified according to one-third (1/3) Market Value per Tax Assessor as value of the property, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Jena W. Eagar and her husband Charles H. Eagar whose mailing address is:
5639 Oak Mountain Lake Rd., Birmingham, Al. 35242

hereby remises, releases, quit claims, grants, sells and conveys to::

Charles H. Eagar whose mailing address is: 5639 Oak Mountain Lake Rd., Birmingham Al. 35242
(hereinafter called the Grantee) ,

all her right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is: 5637 Oak Mountain Lake Rd., Birmingham, Al. 35242 to-wit:

Lot 1, according to the Eagar Family Estate Subdivision as recorded in Map Book 45, page 91 in the Office of the Judge of Probate of Shelby County, Alabama.

Together with an easement of 30 feet for ingress and egress to Lots 1 and 2, as well as an agreement to share the maintenance for the driveway between the lots, which is further described as a 30 foot driveway as shown by the Eagar Family Subdivision Plat Map as recorded in Map Book 45, Page 91 in the Probate Office of Shelby County, Alabama.

Further, all owners and future owners of respective lots agree that the driveway will not be blocked in any way by parking vehicles in the driveway.

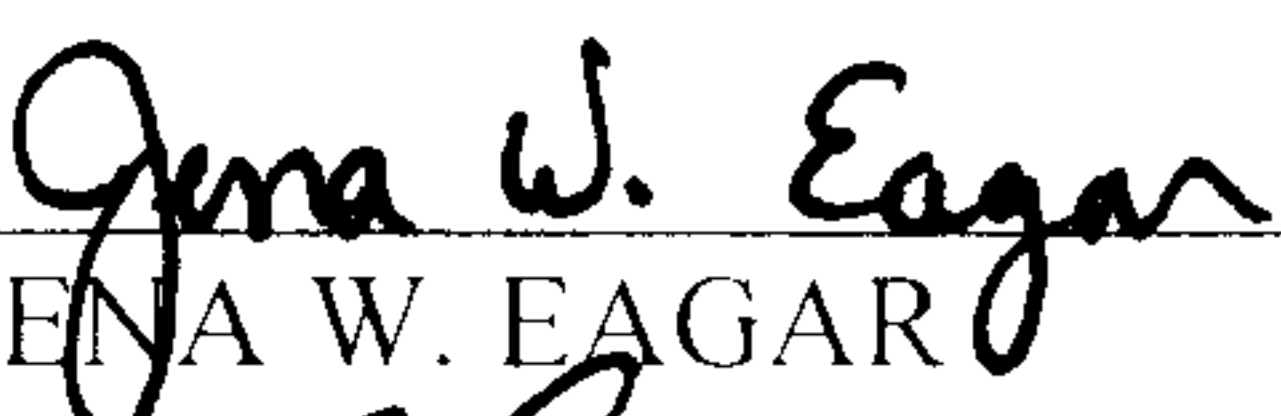
This easement is intended to run with the land.

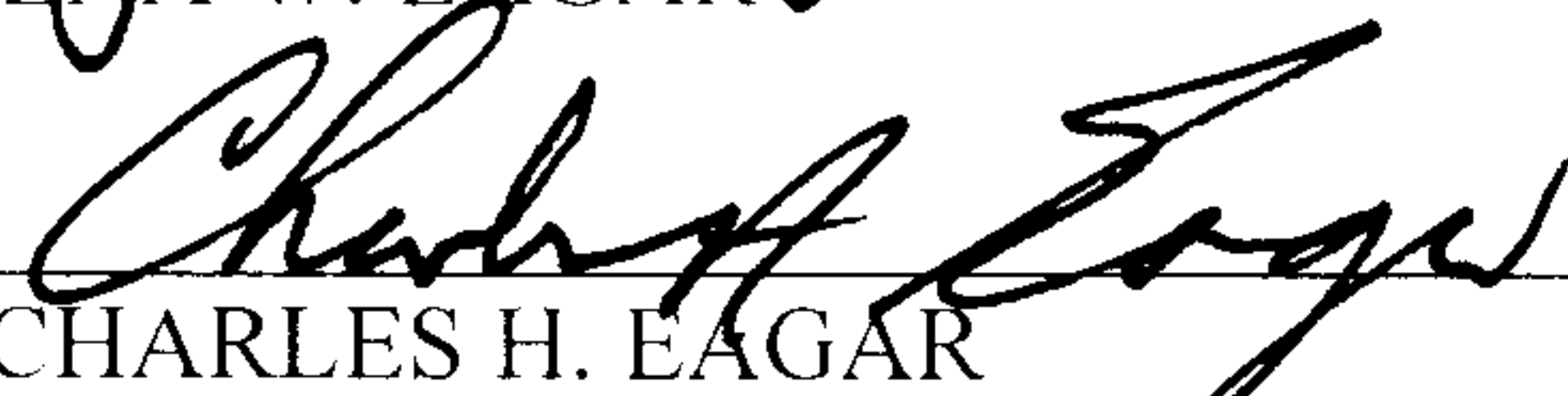
Subject to: All easements, restrictions and rights of way of record.

Grantor Charles H. Eagar is one and the same person as Grantee Charles H. Eagar.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 15th day of February, 2016.


JENA W. EAGAR SEAL

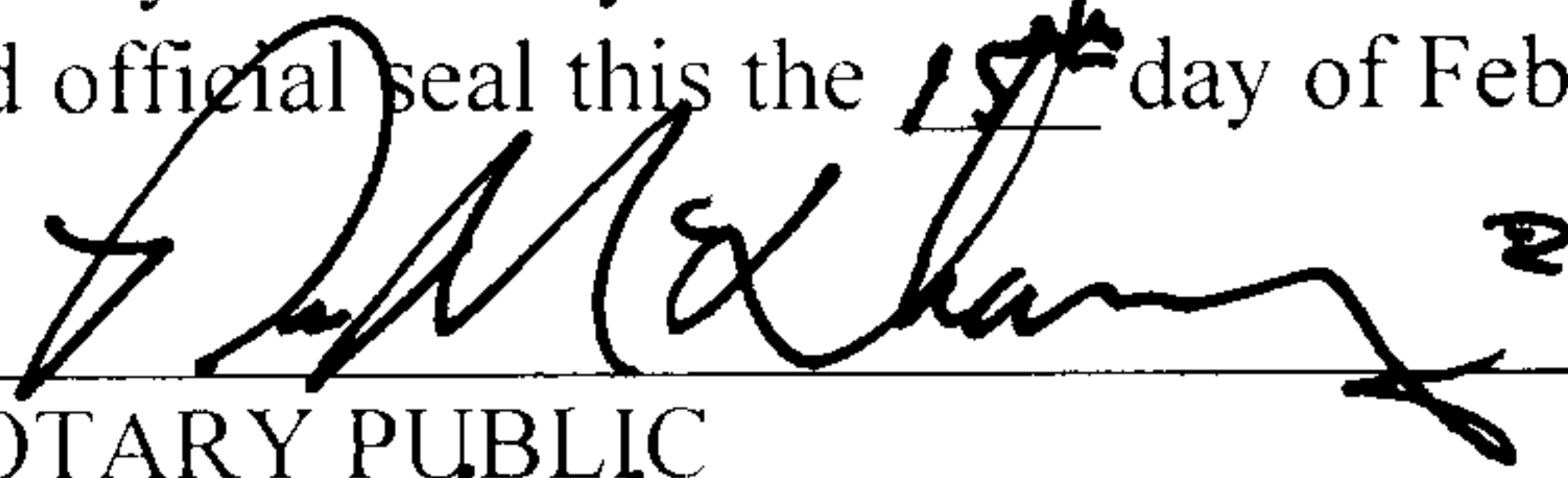

CHARLES H. EAGAR SEAL

State of ALABAMA

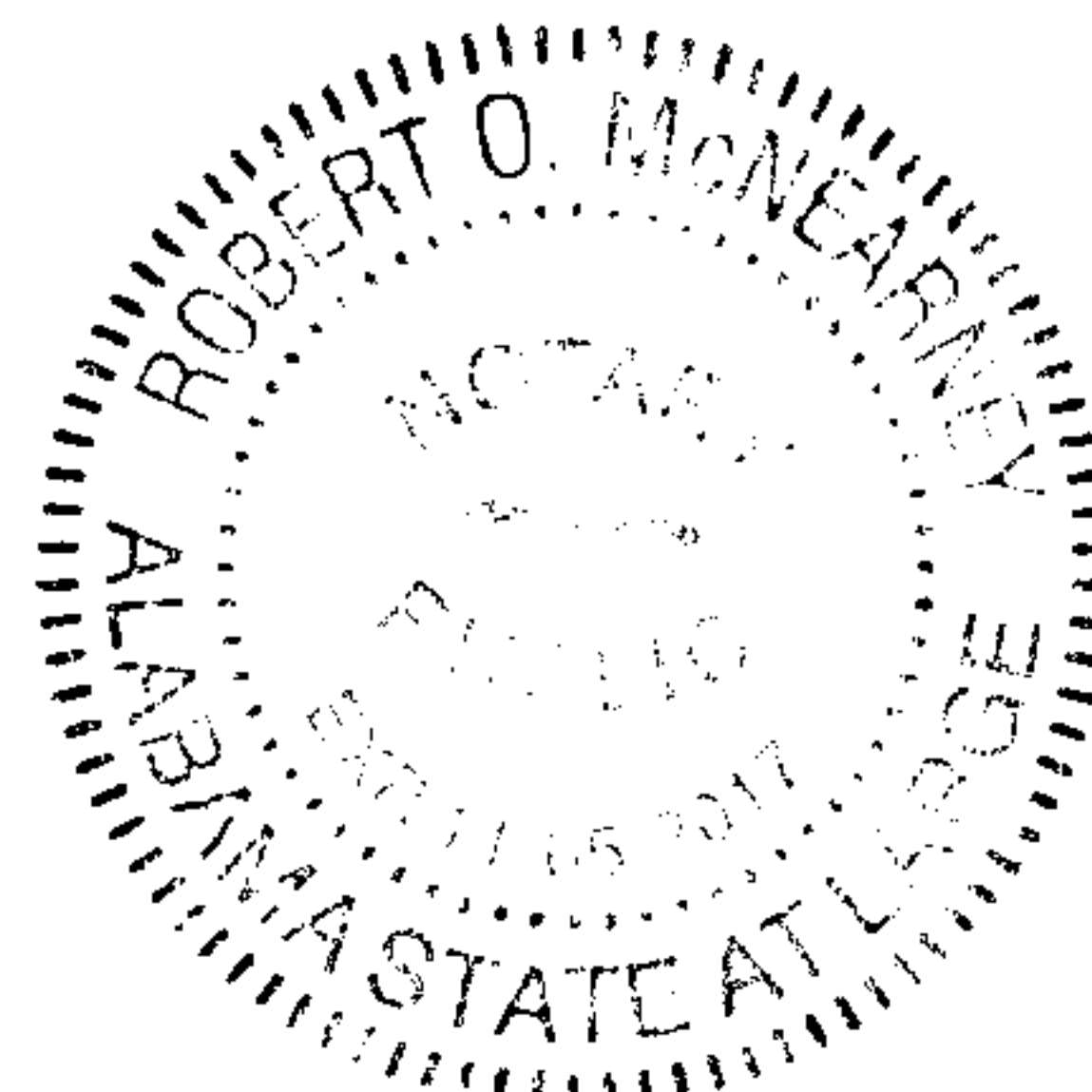
County of Jefferson


I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jena W. Eagar and her husband Charles H. Eagar, who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of February, 2016.


NOTARY PUBLIC

My commission expires: 11/5/17




20160215000047310 2/2 \$125.50
Shelby Cnty Judge of Probate, AL
02/15/2016 12:15:30 PM FILED/CERT