

SEND TAX NOTICE TO:

Tax Assessors Market Value \$85,550.00

This Instrument Was Prepared By:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
3500 Colonnade Parkway, Ste 350, Birmingham, AL 35243

20180725000264720
07/25/2018 09:48:37 AM
QCDEED 1/2

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for valuable consideration in and to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Cynthia Brown, a single person** whose address is 113 Cambridge Pointe Circle, Alabaster, AL 35007, hereby remises, releases, quitclaims, grants, sells, and conveys to, **James R. Brown,** and whose address is 129 King Charles Way, Alabaster, AL 35007 (hereinafter called Grantee) all his/her right, title, interest and claim in or to the following-described real estate, situated in Shelby County, Alabama, property address is to wit 113 Cambridge Pointe Circle, Alabaster, AL 35007

Lot 36, according to Survey of Spring Gate Estates, Phase Two, as recoded in Map Book 20, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Commence at the NE Corner of Lot 36, Spring Gate Estate, Phase Two, as recording in Map Book 20, Page 120 in the Office of the Judge of Probate, Shelby County Alabama, said point being the POINT OF BEGINNING; thence S 22 deg-08 minutes, 05 seconds E and along the East Line of said Lot 36, a distance of 73.51 feet; thence N 55 deg-23 minutes, 05 seconds East a distance of 117.09 feet; thence 89 deg 21 minutes, 50 seconds W a distance of 123.89 feet to the point of Beginning; Containing 4,189 Square Feet more or less

Subject to Easement, Restrictions and Conditions of Record
To have and to hold the said Grantee forever.

Given under hand and seal, this 23rd day of July, 2018

Cynthia H Brown
Cynthia Brown

State of Alabama
~~Jefferson~~ Shelby County

I, Patrick Skyler Murphy, a notary for said County and in said State, hereby certify that, Cynthia Brown signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they, executed the same voluntarily.

Given under my official hand and seal this the 23 day of July, 2018.

Patrick Skyler Murphy
Notary Public

Commission Expires: June 19, 2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2018 09:48:37 AM
\$104.00 CHERRY
20180725000264720

James W. Fuhrmeister