Tax Assessors Market Value \$85,550.00	SEND TAX NOTICE TO:
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 35 day of 14, 2018

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

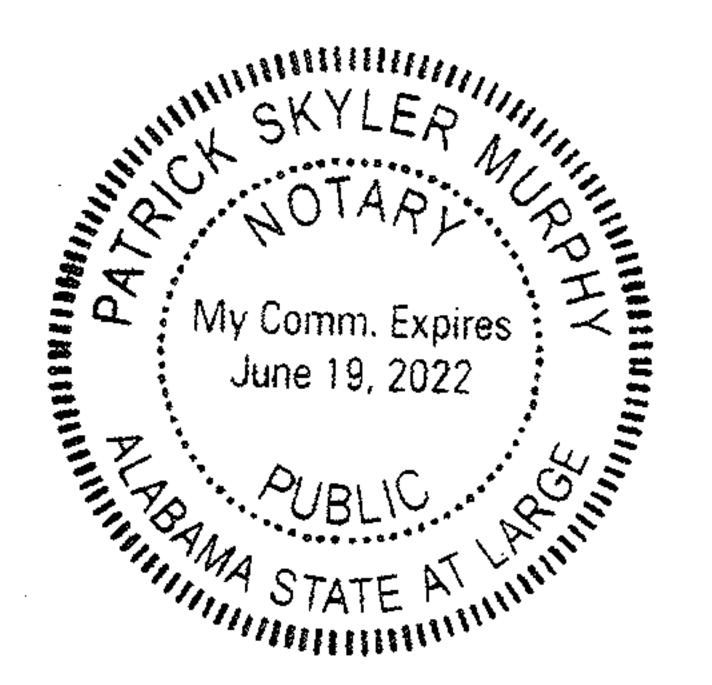
State of Alabama

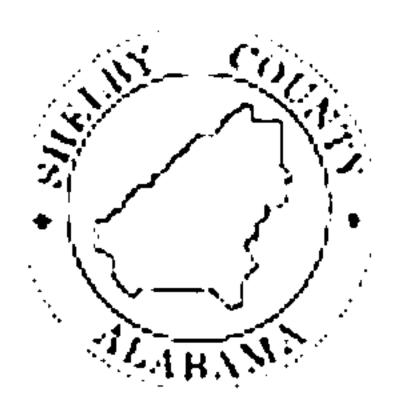
County

\_\_\_\_, 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 50/y, 20/8.

Commission Expires: 500 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** 

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