

Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210

Send Tax Notice To:
Michael Chester McManus
46 Cheshire Rd.
Sterrett, AL 35147

20190215000048250
02/15/2019 08:40:39 AM
QCDEED 1/1

QUIT CLAIM DEED

Tax Assessed Value: \$133,700.00

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of Ten Dollars and No Cents (\$10.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Linda McManus Hoagland, a married woman*, whose mailing address is 2462 Westover Rd., Westover, AL 35147, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto Michael Chester McManus, whose mailing address is 46 Cheshire Rd., Sterrett, AL 35147, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 46 Cheshire Rd., Sterrett, AL 35147; to-wit:

From the Southwest corner of Section 23, Township 19 South, Range 1 East, run East along the South boundary of said Section a distance of 2,042.00 feet; thence left 88 degrees, 12 minutes a distance of 325.12 feet to the point of beginning; thence continue a distance of 287.99 feet; thence left 150 degrees, 26 minutes, 57 seconds a distance of 131.00 feet; thence left 6 degrees, 13 minutes, 08 seconds a distance of 140.71 feet; thence left 68 degrees, 16 minutes, a distance of 84.48 feet; thence left 59 degrees, 00 minutes 08 seconds a distance of 62.56 feet to the point of beginning. Situated in Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

*Subject property is not the homestead of said Grantor and is not the homestead of Grantor's spouse.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 22nd day of January, 2019.

Linda McManus Hoagland

Linda McManus Hoagland

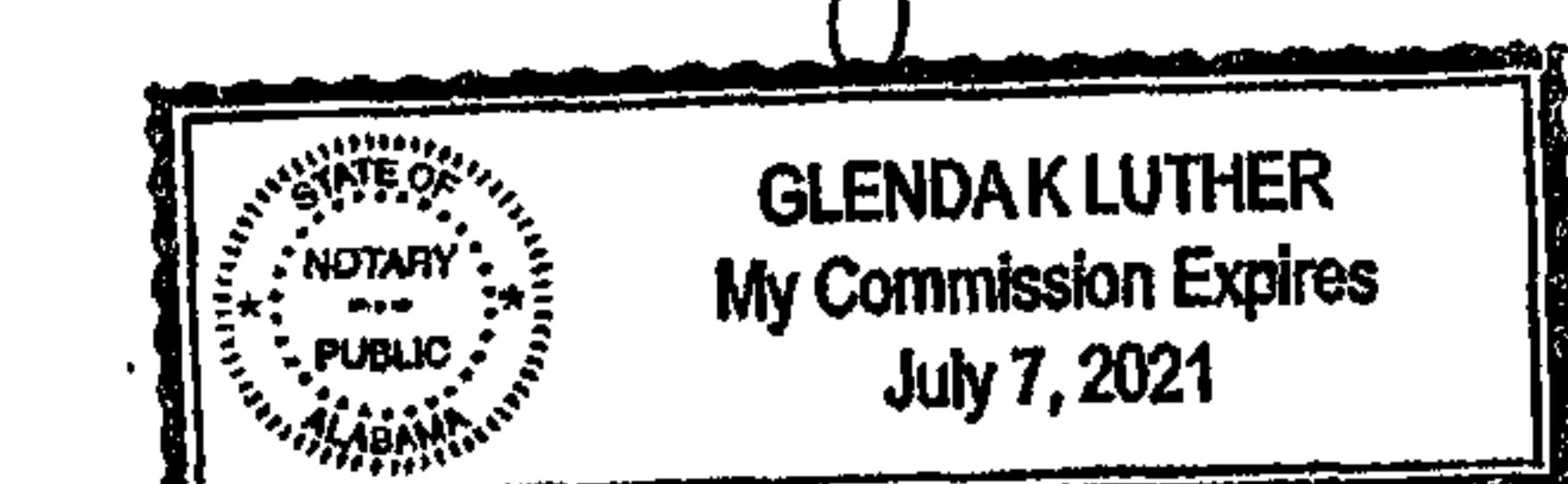
State of Alabama
County of Shelby

Glenda Luther, a Notary Public in and for said County, in said State, hereby certify that Linda McManus Hoagland, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 22 day of Jan 2019.

Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2019 08:40:39 AM
\$149.00 CHERRY
20190215000048250

Allen S. Boyd