

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
BRADLEY HUFF
1203 CAHABA RIVER EST
HOOVER, AL 35244

QUIT CLAIM DEED

THIS DEED BEING PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY THE PREPARER.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of One Hundred Sixty-Five Thousand and 00/100 (\$165,000.00), which is 1/2 of the amount of which can be verified as the fair market value by the assessed tax value from the Shelby County, Alabama Tax Assessor's Office the amount which can be verified by contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BRADLEY D. HUFF AND JOANNA CLODFELTER, husband and wife, whose address is 1203 CAHABA RIVER EST, HOOVER, AL 35244, (herein referred to as grantor, whether one or more) releases, quit claims, grants and conveys unto BRADLEY D. HUFF AND JOANNA CLODFELTER whose address is 1203 CAHABA RIVER EST, HOOVER, AL 35244, as joint tenants with right of survivorship, (herein referred to as GRANTEES, whether one or more), the following described real estate, 1203 CAHABA RIVER EST, HOOVER, AL 35244, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A.

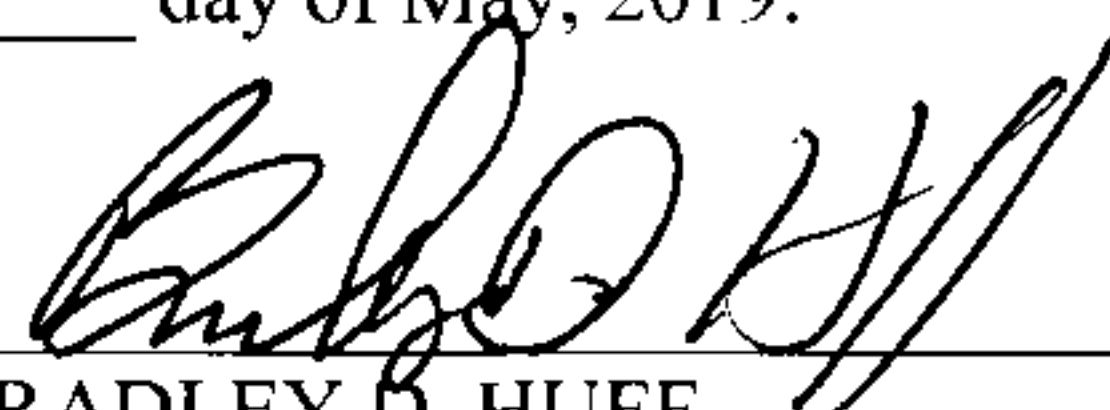
SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

Subject to easements, right of ways, ad valorem taxes, mineral and mining rights, building lines, as shown in the public records.

TO HAVE AND TO HOLD as joint tenants with right of survivorship to the said GRANTEES, forever.

Given under by hand and seal, this 17 day of May, 2019.

20190530000198160 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
05/30/2019 11:47:33 AM FILED/CERT

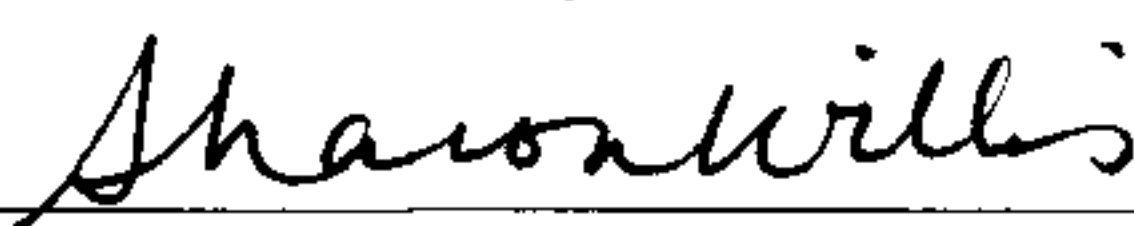

BRADLEY D. HUFF (SEAL)

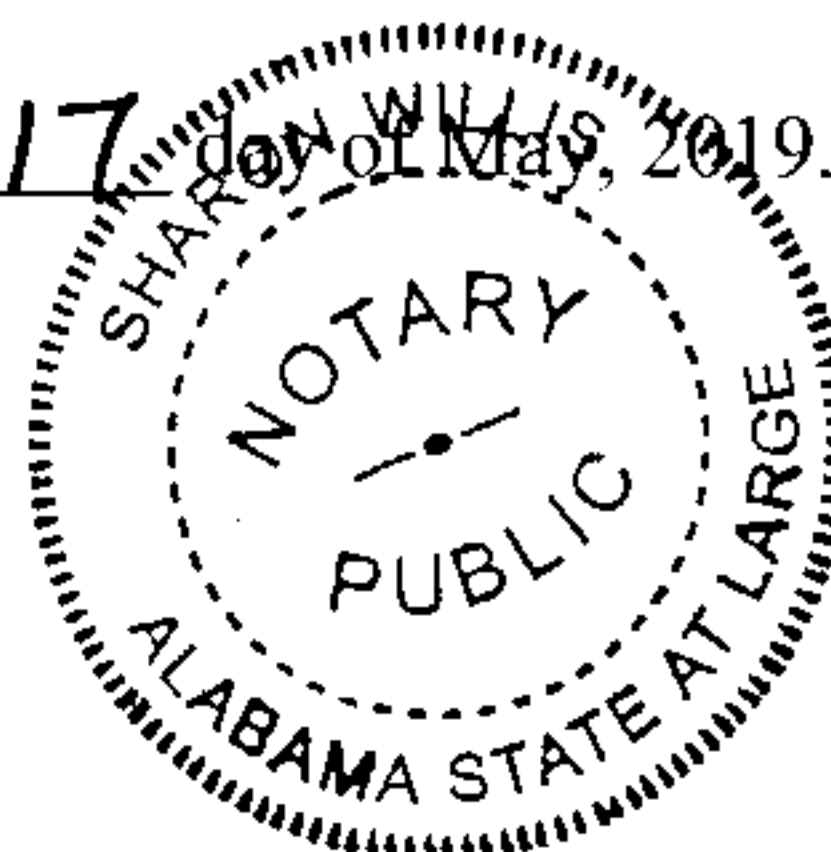

JOANNA CLODFELTER (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRADLEY D. HUFF AND JOANNA CLODFELTER, husband and wife, 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 on the day the same bears date.

Given under my hand and official seal this 17 day of May, 2019.


Notary Public
My commission expires: 2-15-23



20190523000177490 11/12 \$546.75
Shelby Cnty Judge of Probate, AL
05/23/2019 02:59:32 PM FILED/CERT

File No.: 219-41822F

EXHIBIT A

Legal Description:

A part of Lot 18A, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, page 11, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows;

Begin at the southwest corner of said Lot 18A, said corner also being the southwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West; said corner monumented via a found PK Nail; thence run in an easterly direction along an existing hog wire fence for a distance of 249.98 feet to a found 1 " crimped pipe; thence turn an angle to the left of 51 degrees 30 minutes 56 seconds and run in a northeasterly direction along an existing hog wire fence for a distance of 247.93 feet to a found 1 " crimped pipe; thence turn an angle to the left of 56 degrees 03 minutes 07 seconds and run in a northwesterly direction along an existing hog wire fence and the semblances of a previously existing fence for a distance of 431.2 feet, more or less, to a point on the southerly edge of pavement of a public road, said road being a prescriptive right of way for aforesaid Cahaba River Estates; thence turn an angle to the left of 86 degrees 13 minutes 55 seconds and run along said edge of pavement for a distance of 214.08 feet; thence turn an angle to the left of 06 degrees 18 minutes 26 second and run along said edge of pavement for a distance of 77.62 feet to its intersection with the west line of said Lot 18A, Cahaba River Estates; thence turn an angle to the left of 70 degrees 37 minutes 01 second and run in a southerly direction along the west line of said Lot 18A for a distance of 527.5 feet to the point of beginning.

Shelby County, AL 05/30/2019
State of Alabama
Deed Tax: \$165.00


20190530000186160 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
05/30/2019 11:47:33 AM FILED/CERT


20190523000177490 12/12 \$546.75
Shelby Cnty Judge of Probate, AL
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