

STATE OF ALABAMA
SHELBY COUNTY

Quit Claim Deed

Prepared by:
L. Shaw Gaines
Gaines, Gaines, P.C.
127 North Street
Talladega, AL 35160

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, LESLIE TURNER, a single woman, *whose address is 130 County Road 221 Montevallo, AL 35115* (herein referred to as GRANTOR), does hereby release, quitclaim, grant and convey unto ERIC BURRAGE, *whose address is 102 Winston Drive, Talladega, AL 35160*, KRISTEN ELLIFF, *whose address is 939 Pinecrest Circle, Sylacauga, AL 35151* and RITA EUNICE WILSON, *whose address is 268 Ammersee Lakes Drive, Montevallo, AL 35115*, (herein referred to as GRANTEES) as tenants in common, all her right, title and interest in or to the following described real estate, situated in Shelby County, Alabama; to-wit:

The address of the property is 4100 Highway 22, Montevallo, AL 35115.

The appraised value of the property for tax purposes is \$ 88,650.

Begin at the NW corner of the NW1/4 of SE1/4 of Section 5, Township 22 South, Range 3 West, thence East along the North line of said quarter quarter section, 986 feet to the point of beginning of lot, thence South 348.7 feet, thence East 125 feet, thence North 348.7 feet to a point on said North line, thence West along said line 125 feet to the point of beginning. Said lot to contain one acre more or less. Excepting therefrom, however, and reserving unto grantor, its successors and assigns, all minerals located in said land together with all the usual and customary mining rights and privileges in connection therewith, and also the right and privilege of using the surface of said land for the purpose of constructing, operating, maintaining and using thereover roadways and telephone, telegraph and power lines.

Subject to all rights of way, easements, and restrictions which may exist as a matter of record or exist de facto and ad valorem taxes for current year and subsequent years.

Grantees herein are all of the children of Marian Harris Burrage Snow. Marian Harris Burrage Snow died intestate on December 17, 2017. She was not married when she died and she had no other children, living or dead.

It being intended to convey a portion of the property described in that certain deed dated August 15, 1959 which is recorded in Deed Book 205 at Page 332 in the Office of the Judge of Probate of Shelby County, Alabama.

The description in this instrument was furnished by the Parties and the scrivener does not attest to its accuracy.


Said conveyance is subject to ad valorem taxes for the current year and subsequent years.

NOTE: No title opinion requested and none rendered.

The preparer of this instrument has served as a scrivener only and has not examined title and does not give an opinion with respect thereto.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1(h).

TO HAVE AND TO HOLD unto the said GRANTEES as Tenants in Common.


20200207000052700 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
02/07/2020 03:56:17 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this the 7 day
of February, 2020.

Leslie Turner (L.S.)
LESLIE TURNER

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LESLIE TURNER, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of February, 2020.

Maria D. Davenport
Notary Public
My Commission Expires: _____

My Commission Expires May 10, 2021



20200207000052700 2/2 \$115.00
Shelby Cnty Judge of Probate, AL
02/07/2020 03:56:17 PM FILED/CERT

Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$89.00