

20200611000238350
06/11/2020 11:46:43 AM
QCDEED 1/2

Send tax notice to:

ANGELA J. KEITH
1092 HIGHLAND VILLAGE TRAIL
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A2
Birmingham, Alabama 35242

STATE OF ALABAMA

TITLE NOT EXAMINED

SHELBY COUNTY

½ of ASSD. VALUE: \$5,730.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, in hand paid to the undersigned **ANGELA J. KEITH and CHRISTOPHER A. KEITH both single individuals**, whose address is: 1092 Highland Village Trail, Birmingham AL 35242 (hereinafter referred to as the "Grantors") by **ANGELA J. KEITH** whose mailing address is: 1092 Highland Village Trail, Birmingham, AL 35242 (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of their rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the 2nd Amendment to the Amended Map of a Single Family Residential Subdivision The Village at Highland Lakes Sector One an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, Amendment as recorded in Instrument No. 20060712000335740, Supplementary Declaration recorded in Instrument No. 20151230000442810, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 2nd day of June, 2020.

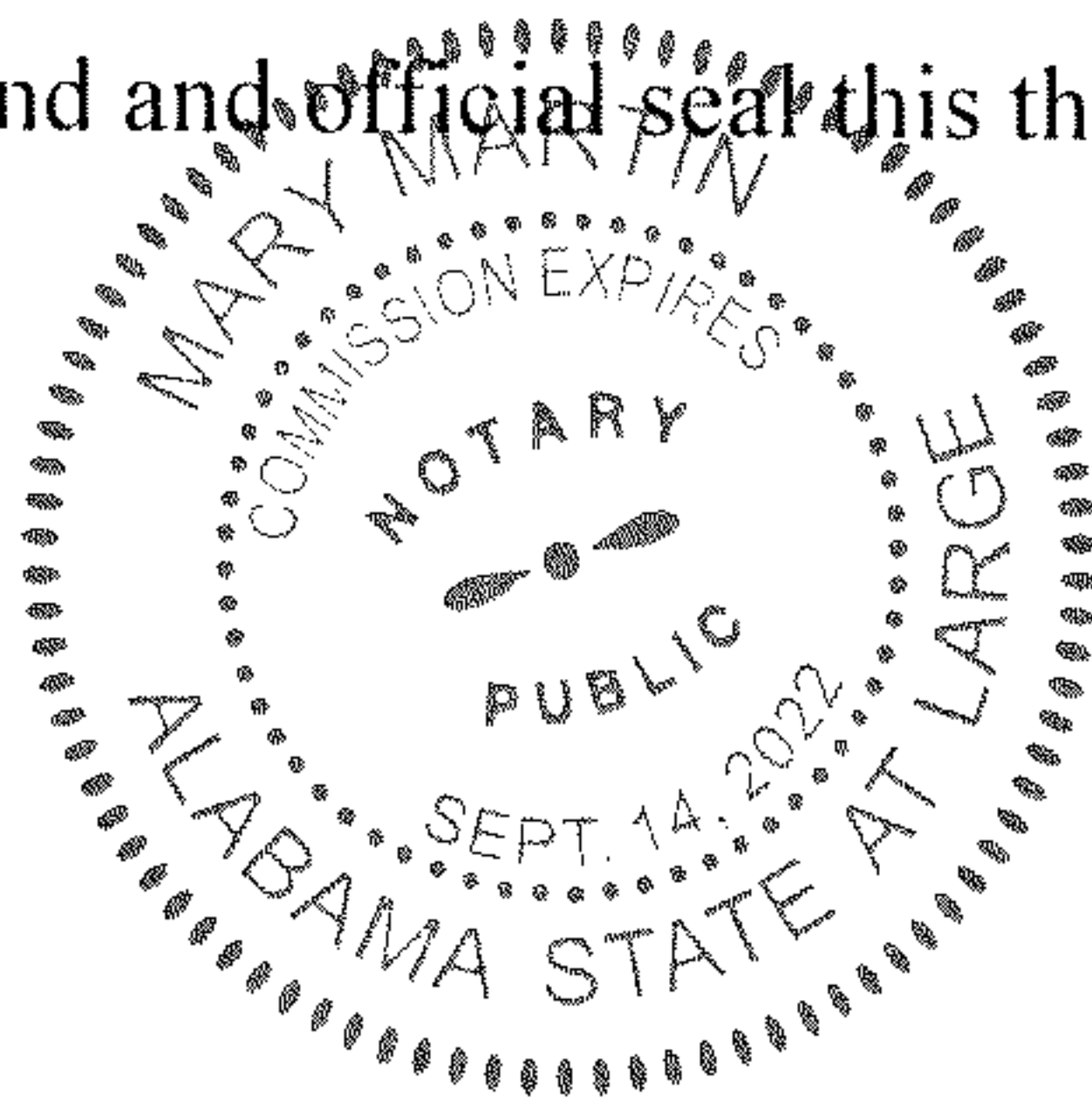

ANGELA J. KEITH

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ANGELA J KEITH 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of June, 2020.



Mary Martin

Notary Public

Print Name:

Commission Expires:

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4 day of June, 2020.

Christopher A. Keith
CHRISTOPHER A. KEITH

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHRISTOPHER A. KEITH 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of June, 2020.

Charles D. Stewart Jr.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2020 11:46:43 AM
\$31.00 CHERRY
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Allen S. Bayl

9/30/20

