

THIS DEED WAS PREPARED BY:  
JOHN DAUGHERTY  
ATTORNEY AT LAW  
2720 SOUTHVIEW TERRACE  
VESTAVIA HILLS, AL. 35216

SEND TAX NOTICES TO:  
D & D, L.L.C.  
% JOHN A. DAUGHERTY  
2720 SOUTHVIEW TERRACE  
VESTAVIA HILLS, AL. 35216

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Thousand Three Hundred Ninety Five & 19/100 (\$2,395.19) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Charlene Prentice and James Prentice, a married man and wife, (Grantors) hereby remise, release, and quit claim to D & D, L.L.C., an Alabama Limited Liability Company (Grantee), all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LONG LEGAL: Lot 3A, containing four (4) acres, more or less, according to L.E. Shaw Survey and map of certain lands situated in the SE 1/4 of the NE 1/4 Sec. 19, Tsp. 22 R 3 W, as located in Shelby County, Alabama.

And more particularly known as:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, being the same land described in a deed to D & D, L.L.C., recorded in Instrument#: 1999-52414, of the real property records of Shelby County, Alabama, said parcel of land being Lot 3A of the L.E. Shaw Addition to Aldrich and more particularly described as follows:

Commencing at the intersection of the North ROW of County Highway 10 and the West ROW of County Highway 223; thence N 07E 51'46" W, along the West ROW of County Highway 223, a distance of 210.98 feet to a 1" iron, found at the SE corner of Lot 2A; thence N 07E 51'46" W, along said ROW, a distance of 274.86 feet to the SE corner of Lot 3A and the POB, said corner bearing N 81E 46' 25" E a distance of 2.3' from a 2" pipe, found; thence N 07E 51' 46" W, along said ROW, a distance of 52.46 feet, to a point; thence along a curve, to the left, in said ROW, having a radius of 625.00 feet and a chord bearing of N 19E 24' 41" W, an arc length 251.95 feet to a point; thence N 30E 57' 36" W, along said ROW, a distance of 89.88 feet to a 1/2" re-bar set, with a cap stamped 'S. Wheeler PLS16165", at the NE corner of Lot 3A; thence S 70E 47' 04" W, along the N line of Lot 3A, a distance of 518.96 feet to a point in the

center of Davis Creek; thence Southerly along the meanders of Davis Creek, a distance of 299.90 feet to the N line of Lot 2A; thence N 81E 46' 24" E, along the remains of an old fence, a distance of 488.12 feet to the POB. The herein described parcel contains 4.037 acres of land.

Parcel Id#: 58-27-4-19-1-001-017.000-RR

(if any description above differs then the legal description shall be followed).

TO HAVE AND TO HOLD the described premises to the said Grantee in fee simple forever, its Successors, Heirs and Assigns forever together with every contingent remainder and right of reversion.


Grantors: Charlene Prentice and James Prentice resides at: 267 Hwy 223, Montevallo, Al. 35115.

Grantee: D & D, L.L.C., an Alabama Limited Liability Company which operates from: 2720 Southview Terrace, Vestavia Hills, Al. 35216.

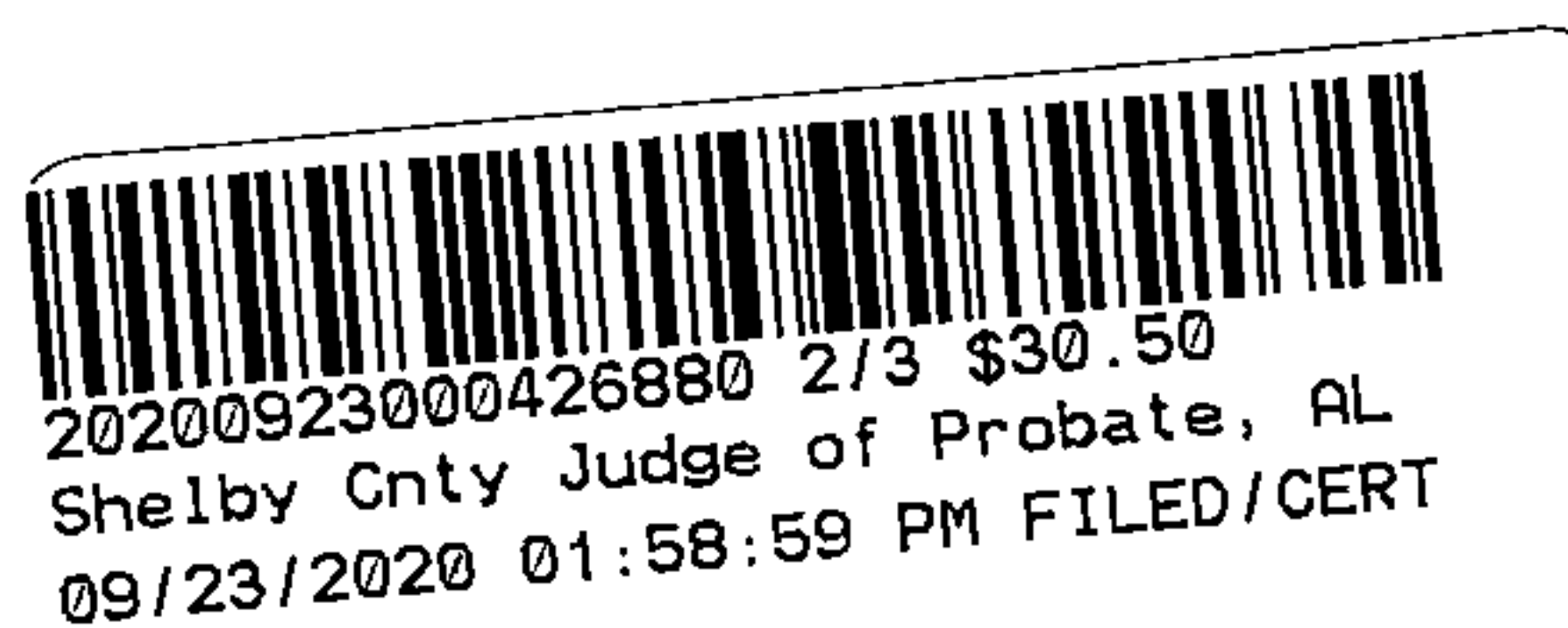
Subject Property was actually conveyed from Grantors to Grantee for \$2,395.16 since the purpose of this Quitclaim Deed is merely for the purpose of D & D, L.L.C. (Grantee) redeeming the Subject Property from Charlene and James Prentice (Grantors) from the conveyance at the said ad valorem tax deed auction on or around 2/16/2018 and in an effort to bring Shelby County Circuit Court Case#: CV-2016-900311 regarding a quiet title in rem action to a Final Conclusion.

Given under my hand and seal, this the \_\_\_\_ day of September, 2020.

  
Charlene Prentice (Grantor)

  
James Prentice (Grantor)


State of Alabama     )  
County of Shelby    )





I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charlene Prentice, 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 this the 23 day of September, 2020.

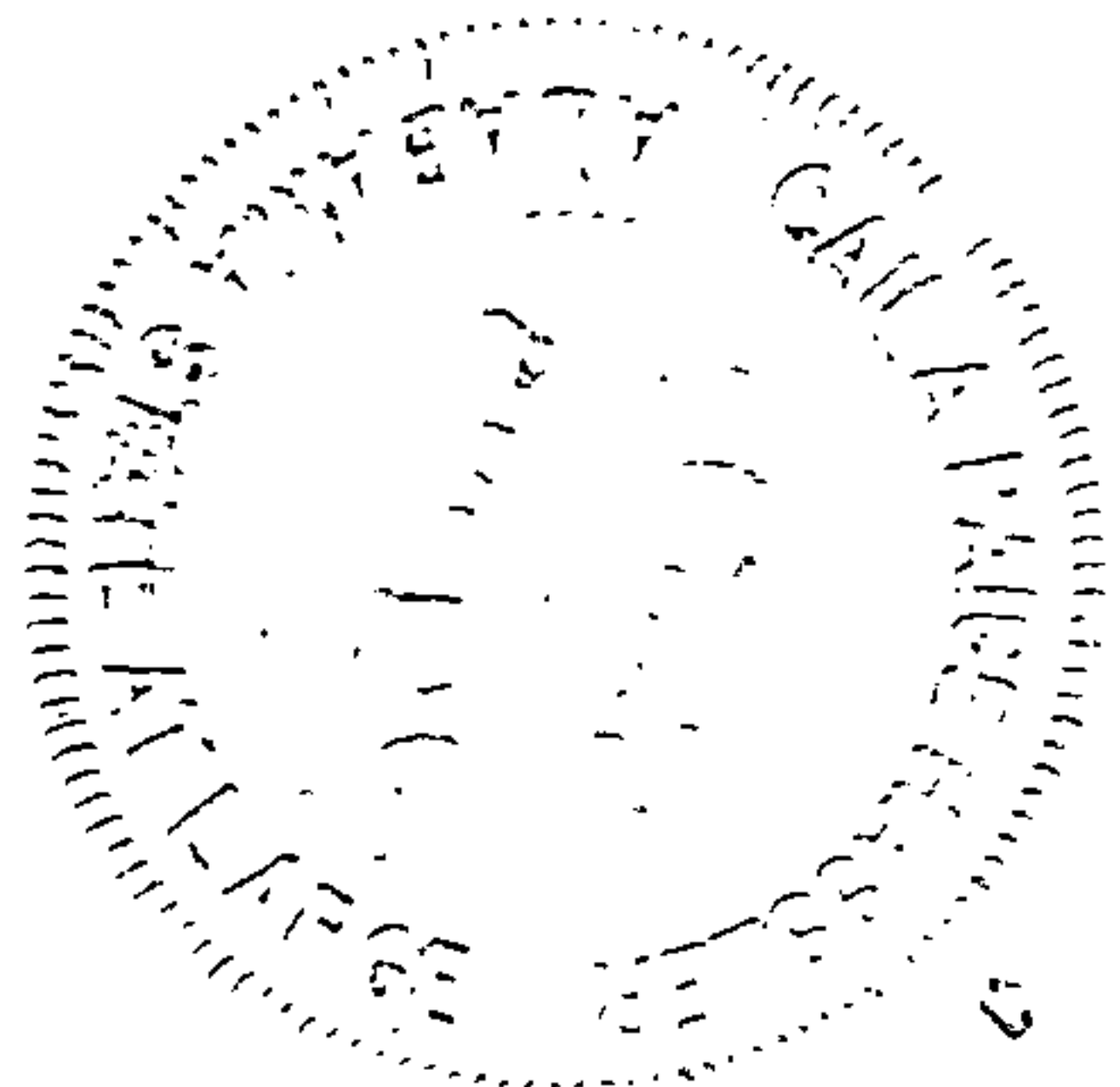
  
Carla Payne Hassler  
(Notary Public)

MY COMMISSION EXPIRES 05-22-2023

State of Alabama     )  
County of Shelby    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Prentice, 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 this the 23 day of September, 2020.

  
Carla Payne Hassler  
(Notary Public)

MY COMMISSION EXPIRES 05-22-2023



20200923000426880 3/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
09/23/2020 01:58:59 PM FILED/CERT