

This instrument was prepared by  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, Alabama 35124

20201006000452550  
10/06/2020 11:44:19 AM  
DEEDS 1/5

Send Tax Notice to: Kimberly Leigh Porter  
(Name) Addam Christopher Porter  
(Address) P.O. Box 1373  
Calera, AL 35010

Quit Claim Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth Matthew Sproul, a/an married man, Sandra Lee Robinson, a/an married woman, Burney Laine Sproul, a/an married man, and Sharon Ann Brakefield, a/an married woman, being the sole heirs and next-of-kin of Zemma Ree Sproul, AKA Zemma Lowery Sproul, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, remise, release, quit claim, sell and convey all their right, title, interest, and claim in or to **Addam Christopher Porter and Kimberly Leigh Porter, as joint tenants with right of survivorship**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

2 Parcels of land situated in the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Parcel 1 Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 87 degrees 10 minutes 56 seconds East a distance of 328.88 feet; thence S 87 degrees 14 minutes 05 seconds East a distance of 571.06 feet to a point on the westerly right of way line of Shelby County Highway 23 (80 foot right of way); thence North 27 degrees 02 minutes 04 seconds East along said right of way, a distance of 432.79 feet to the point of a curve to the left with a radius of 1360.00 feet, and a central angle of 26 degrees 34 minutes 58 minutes, with a chord bearing of North 13 degrees 44 minutes 35 seconds East, with a chord length of 625.34 feet, thence along said curve and said right of way an arc length of 630.98 feet; thence North 00 degrees 27 minutes 06 feet East along said right of way a distance of 304.03 feet to a point on the southerly right of way line of Shelby County Highway 222 (prescriptive right of way); thence North 88 degrees 32 minutes 31 seconds West along said right of way a distance of 823.66 feet; thence South 00 degrees 15 minutes 35 seconds West a distance of 482.71 feet; thence North 87 degrees 20 minutes 16 seconds West a distance of 417.78 feet to the West line of said 1/4-1/4 section; thence South 00 degrees 15 minutes 25 seconds West along said West line a distance of 810.92 feet to the Point of Beginning.

Parcel 2 Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 89 degrees 41 minutes 09 seconds West along the South line of said 1/4-1/4 a distance of 333.24 feet to a point of the easterly right of way line of Shelby County Highway 23 (80 foot right of way); thence North 27 degrees 02 minutes 04 seconds East along said right of way a distance of 396.05 feet to the point of a curve to the left with a radius of 1440.00 feet, and a central angle of 26 degrees 34 minutes 58 seconds, with a chord bearing of North 13 degrees 44 minutes 35 seconds East, with a chord length of 662.12 feet, thence along said curve and said right of way an arc length of 668.10 feet; thence South 00 degrees 27 minutes 06 seconds West along said right of way a distance of 189.90 feet to a point on the East line of said 1/4-1/4 section; thence South 00 degrees 11 minutes 00 seconds West along said East line a distance of 807.88 feet to the Point of Beginning.

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

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of August, 2020.

Sharon Ann Brakefield  
Sharon Ann Brakefield

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STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sharon Ann Brakefield**, whose name are signed to the foregoing conveyance, and who are 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 with full Authority.

Given under my hand and official seal this 31st day of August, 2020.

James Leigh Helton  
Notary Public

My commission expires:

**My Commission Expires:  
November 17, 2021**

Property Address: 000 Hwy 222 & Hwy 23, Calera, AL 35040

Seller Address: 10214 Gibraltar Dr. SE, Huntsville, AL 35803

Buyer Address: P.O. Box 1373, Calera, AL 35040

Actual Value: 10.00 - recording for title curative purposes

\* The above described property does not constitute the homestead of any Grantor, nor that of their respective spouse, neither is it contiguous thereto.

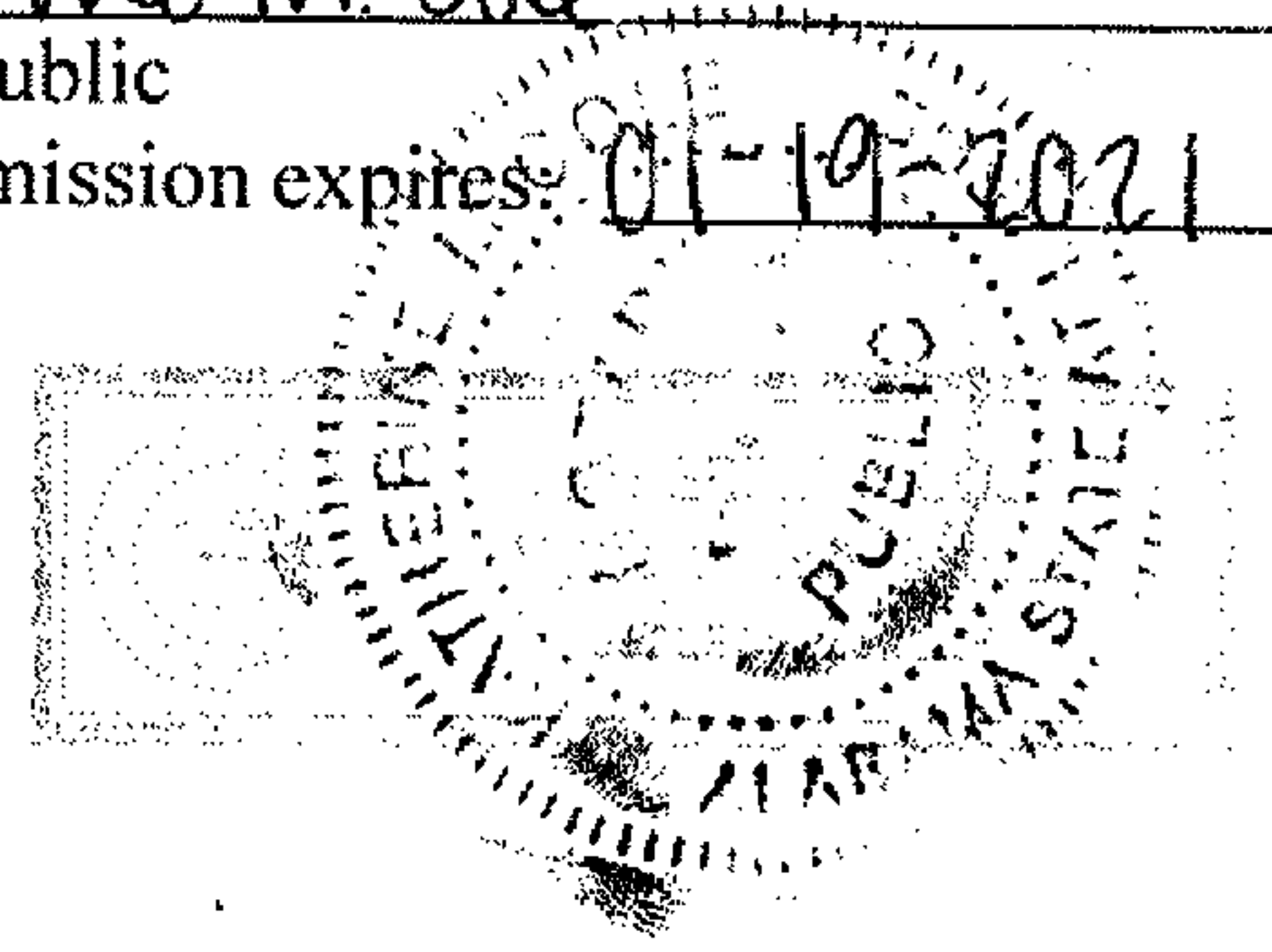
*Sandra Lee Robinson*  
**Sandra Lee Robinson**  
*(Sandra Lee Robinson)*

STATE OF Alabama )  
COUNTY OF Lee )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sandra Lee Robinson**, whose name are signed to the foregoing conveyance, and who are 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 with full Authority.

Given under my hand and official seal this 29 day of August, 2020.

*Katherine M. Cole*  
Notary Public  
My commission expires: 01-19-2021



  
Kenneth Matthew Sproul

STATE OF AL )  
COUNTY OF Madison )

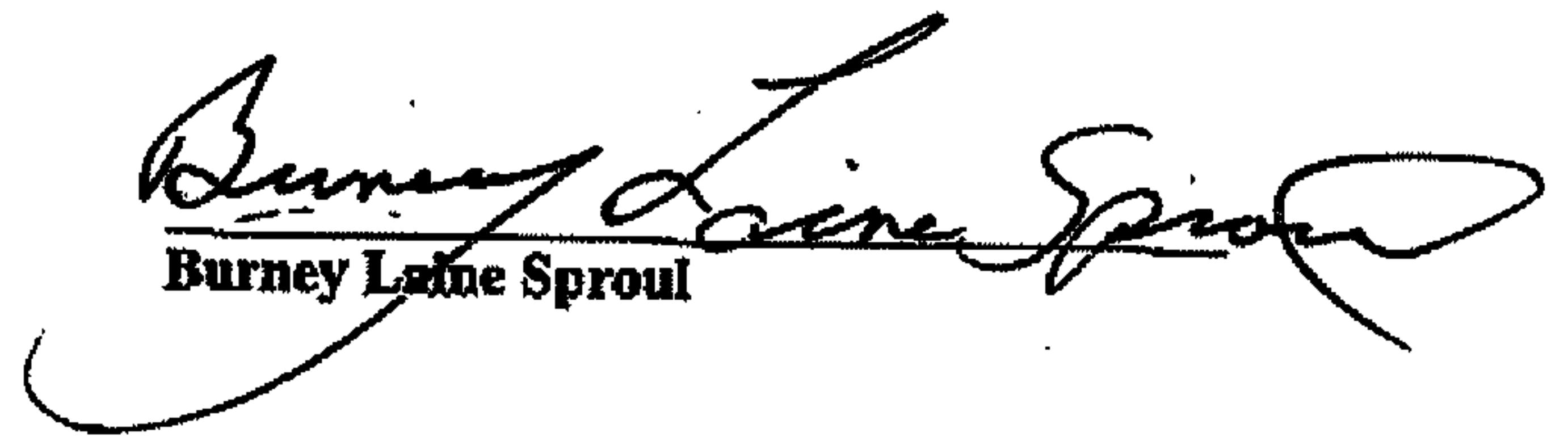
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Matthew Sproul**, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 31 day of August 2020.

  
Notary Public

My Commission expires: 3-20-2022

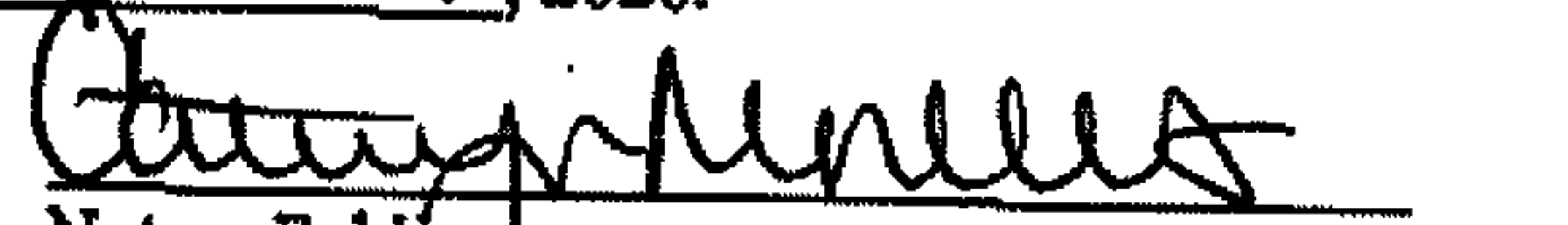


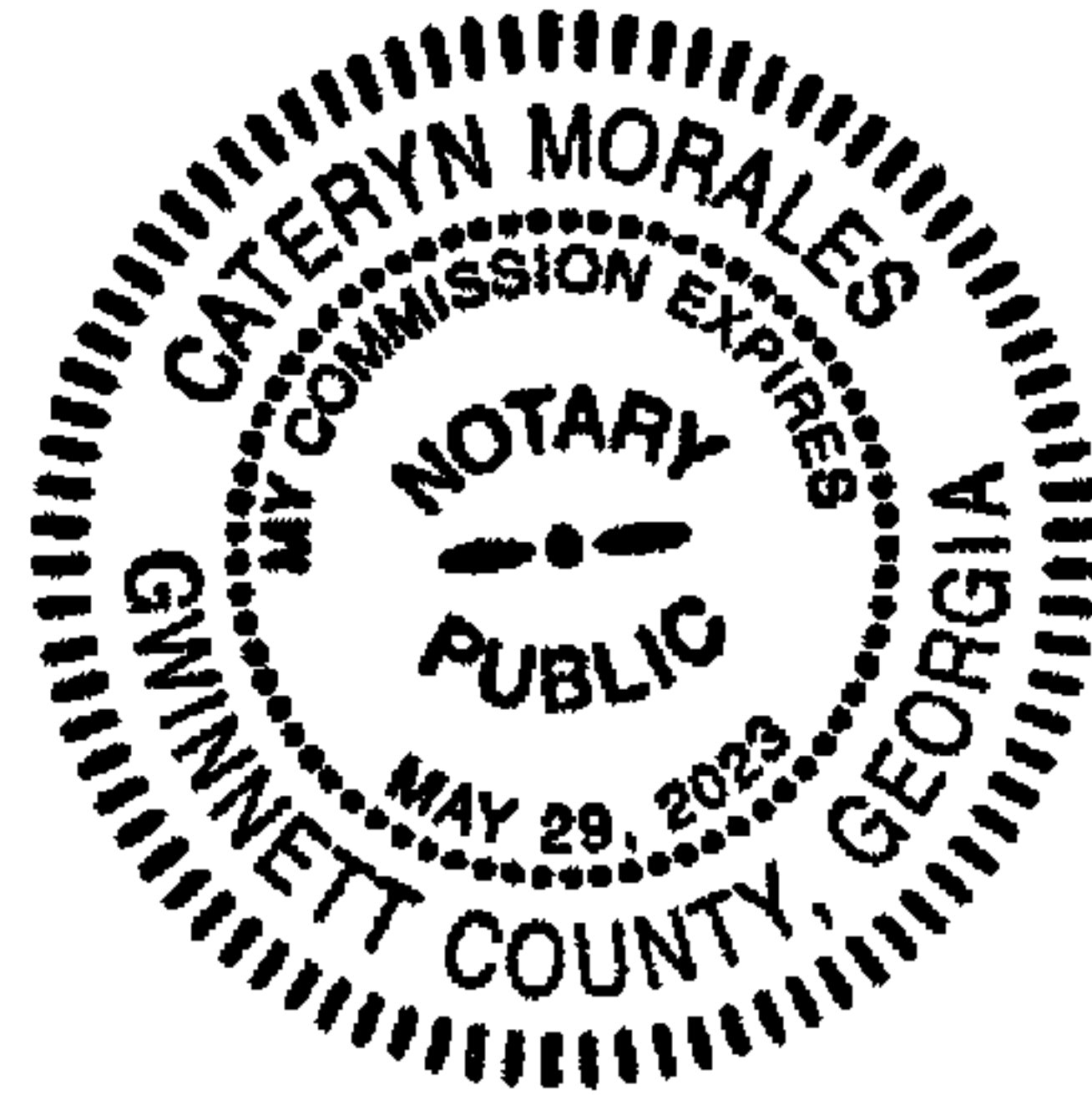
  
Burney Laine Sproul

STATE OF GA  
COUNTY OF Gwinnett }

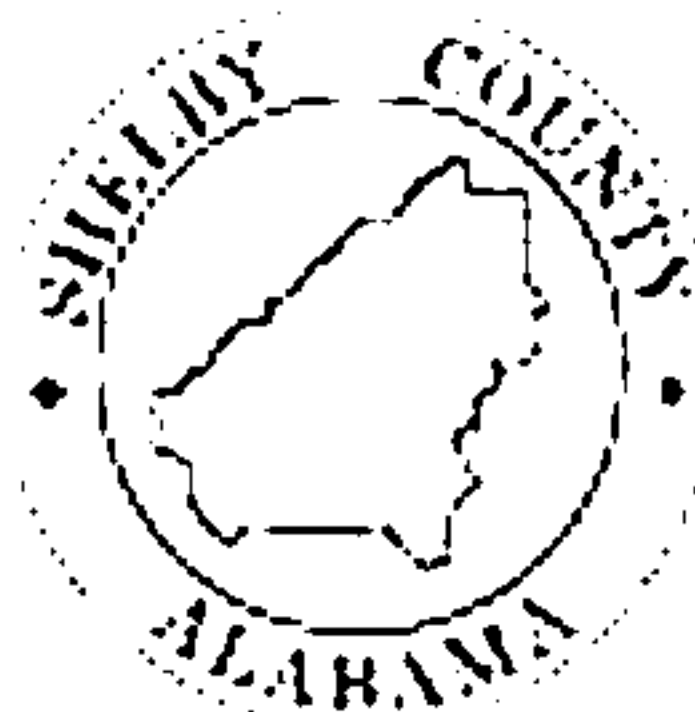
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Burney Laine Sproul**, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 4<sup>th</sup> day of September, 2020.

  
Notary Public  
My commission expires: May 29, 2023



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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/06/2020 11:44:19 AM  
\$39.00 JESSICA  
20201006000452550

