

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

20201006000452600
10/06/2020 12:21:42 PM
DEEDS 1/5

Send Tax Notice to:
(Name) Lawler Properties, LLC
(Address) 7027 Highway 25
Montreal, AL 35115

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 unto **Lawler Properties, LLC** all their right, title, interest, and claim in or to (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

A parcel of land situated in the NE ¼ of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the NE corner of Section 23, Township 22 South, Range 3 West; thence S 00°15'25" W a distance of 1332.67'; thence N 86°57'34" W a distance of 1333.09'; thence S 00°33'37" W a distance of 917.71'; thence N 84°10'28" W a distance of 840.00'; thence S 00°33'37" W a distance of 420.00'; thence N 84°10'28" W a distance of 257.37'; thence N 00°15'52" W a distance of 527.98'; thence N 84°10'28" W a distance of 211.19'; thence N 00°15'52" W a distance of 818.79'; thence N 00°25'57" E a distance of 1236.75'; thence S 87°16'48" E a distance of 661.65'; thence S 87°51'48" E a distance of 663.92'; thence S 87°22'58" E a distance of 1325.96' to the Point of Beginning.

A parcel 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: Begin at the NW corner of Section 24, Township 22 South, Range 3 West; thence S 87°20'24" E a distance of 232.85' to the westerly right of way of Highway 222, said point being the point of a non tangent curve turning to the left, with a radius of 105.00', a chord bearing of S 61°39'40" E and a chord length of 94.95'; thence along said right of way an arc length of 98.52'; thence S 88°32'31" E along said right of way a distance of 101.05'; thence S 00°15'35" W a distance of 482.71'; thence N 87°20'16" W a distance of 417.78' to the West line of said Section 24; thence N 00°15'25" E along said West line a distance of 521.75' to the Point of Beginning.

The N 1/2 of the NE 1/4 of Section 23, Township 22 South, Range 3 West. Also the SW 1/4 of the NE 1/4 of Section 23, Township 22 South, Range 3 West. Less and except a parcel lying in the SW corner of the 1/4-1/4 section being the South 525' of the West 210' of said 1/4-1/4 section. Also less and except: The South 400' of the East 840' of said 1/4-1/4 Section.

- 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.

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

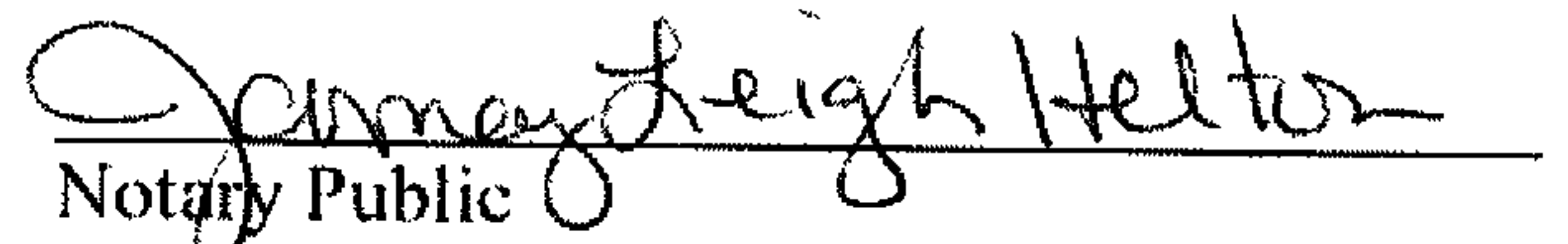
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 21th day of August, 2020.


Sharon Ann Brakefield

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.


Notary Public

My commission expires:

My Commission Expires
November 17, 2021

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Property Address: 193 Hwy 222, Calera, AL 35040
Seller Address: 10214 Filbrator Dr SE, Huntsville, AL 35803
Buyer Address: 7027 Highway 25, Montevallo, AL 35115
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 spouse, neither is it contiguous thereto.

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 31 day of August, 2020.

20201006000452600 10/06/2020 12:21:42 PM DEEDS 3/5



Kenneth Matthew Sproul

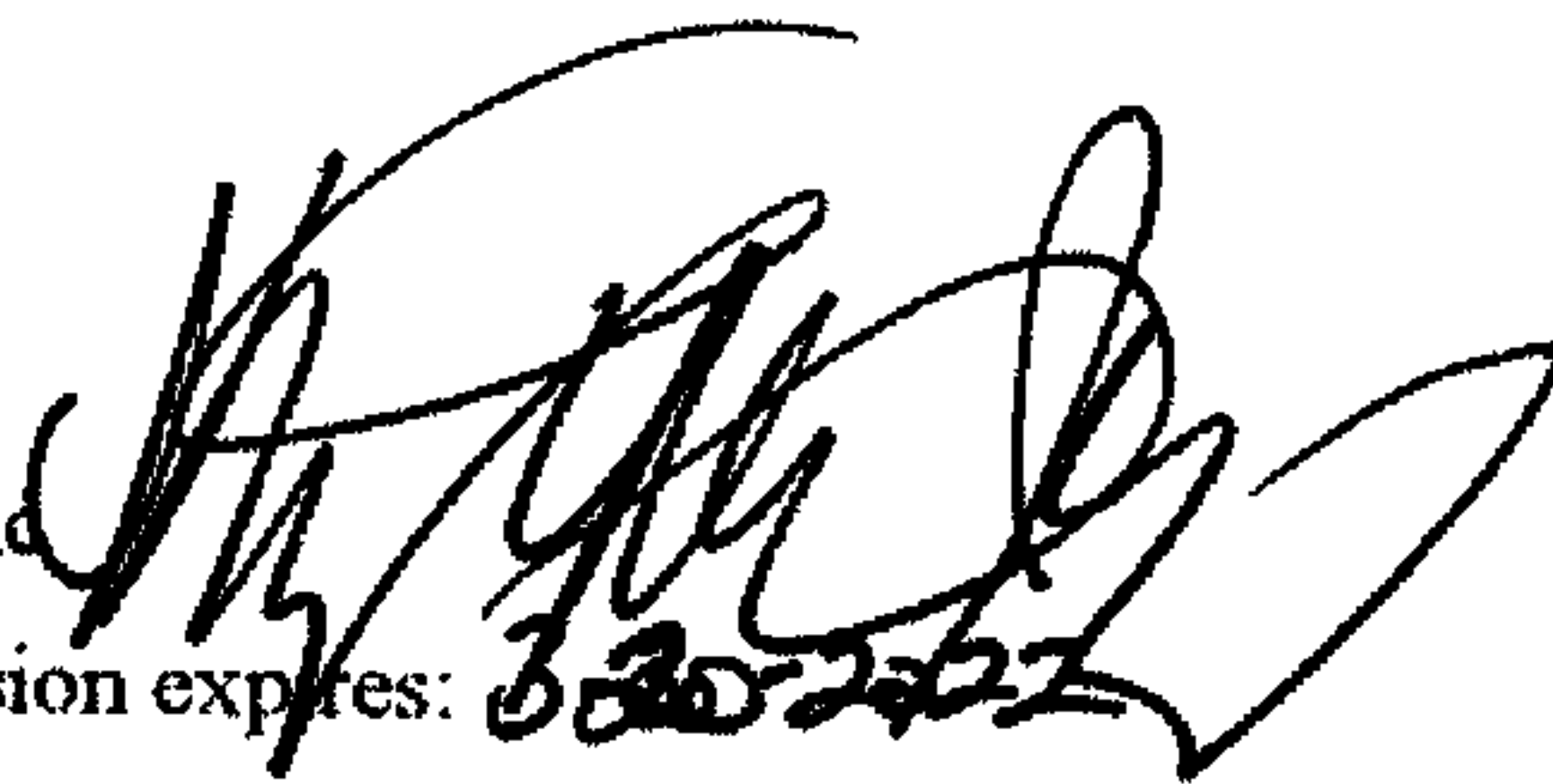
STATE OF AL)
COUNTY OF Madison)

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 AUG, 2020.

Notary Public

My commission expires: 3-30-2021



Sandra Lee Robinson

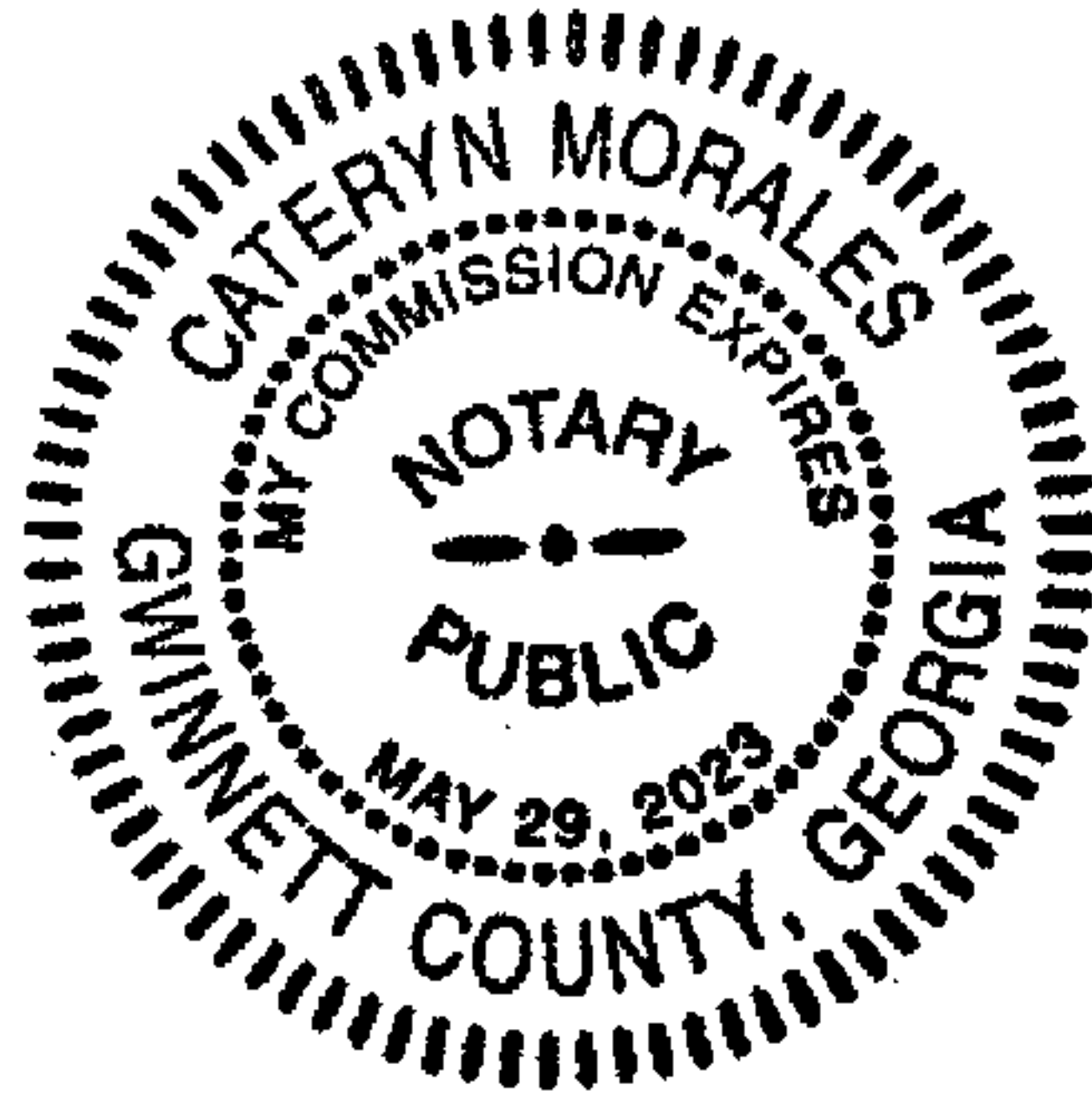
STATE OF

Burney Laine Sproul
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 4th day of September, 2020.



Cateryn Morales
Notary Public
My commission expires: May 29, 2023

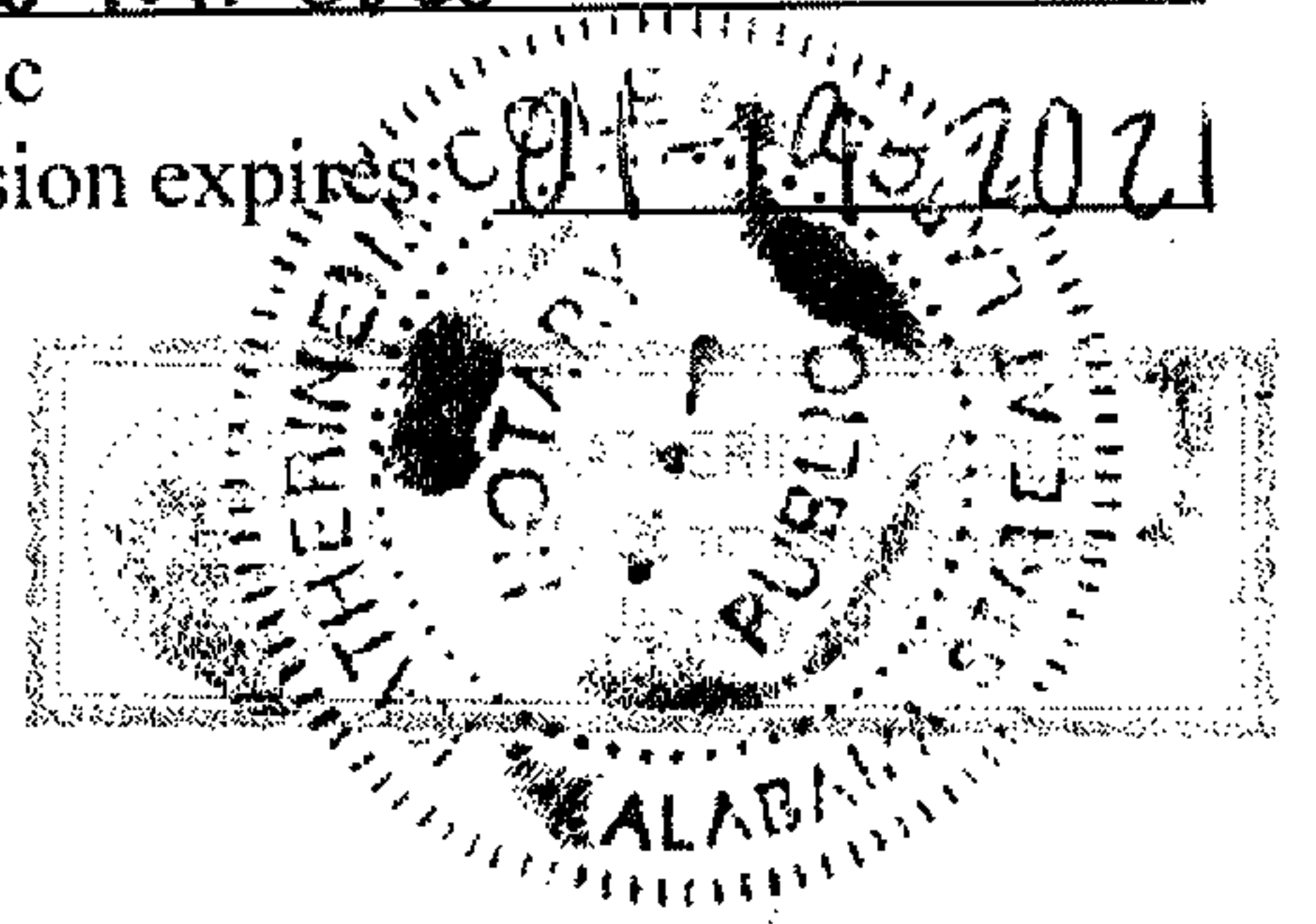
Sandra Lee Robinson
Sandra Lee Robinson
(*Sandra Lee Robinson*)

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



20201006000452600 10/06/2020 12:21:42 PM DEEDS 5/5



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2020 12:21:42 PM
\$39.00 CHERRY
20201006000452600

Allie S. Bayl