

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Dailey

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 35124

Send Tax Notice to:

(Name) Teresa F. Lee

(Address) 555 Bayview Dr.
Belleair, FL 33756

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Linda G. Fraser, an unmarried person**, the “Grantor” herein, in hand paid by **Teresa F. Lee**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, to wit:

Commence at the Northeast corner of the SE ¼ of the NW ¼ of Section 23 Township 20 South, Range 3 West; run thence in a Westerly direction along the North line of said ¼-¼ Section for a distance of 135.35 feet to the point of beginning; thence turn an angle to the left of 91 deg. 20 minutes and in a Southerly direction for a distance of 194.76 feet; thence turn an angle to the left of 90 degrees and in a Easterly direction of 190 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 229.26 feet; thence turn an angle to the left of 90 degrees and in a westerly direction for a distance of 190 feet; thence turn an angle to the left of 90 deg. and in a Southerly direction for a distance of 34.50 feet to the point of beginning.

- **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.**

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said Teresa F. Lee, and Grantee’s heirs and assigns forever.

Shelby County, AL 02/04/2021
State of Alabama
Deed Tax: \$63.50



20210204000059140 1/2 \$88.50
Shelby Cnty Judge of Probate, AL
02/04/2021 10:18:10 AM FILED/CERT

Given under my hand and seal this 2nd day of February, 2021.

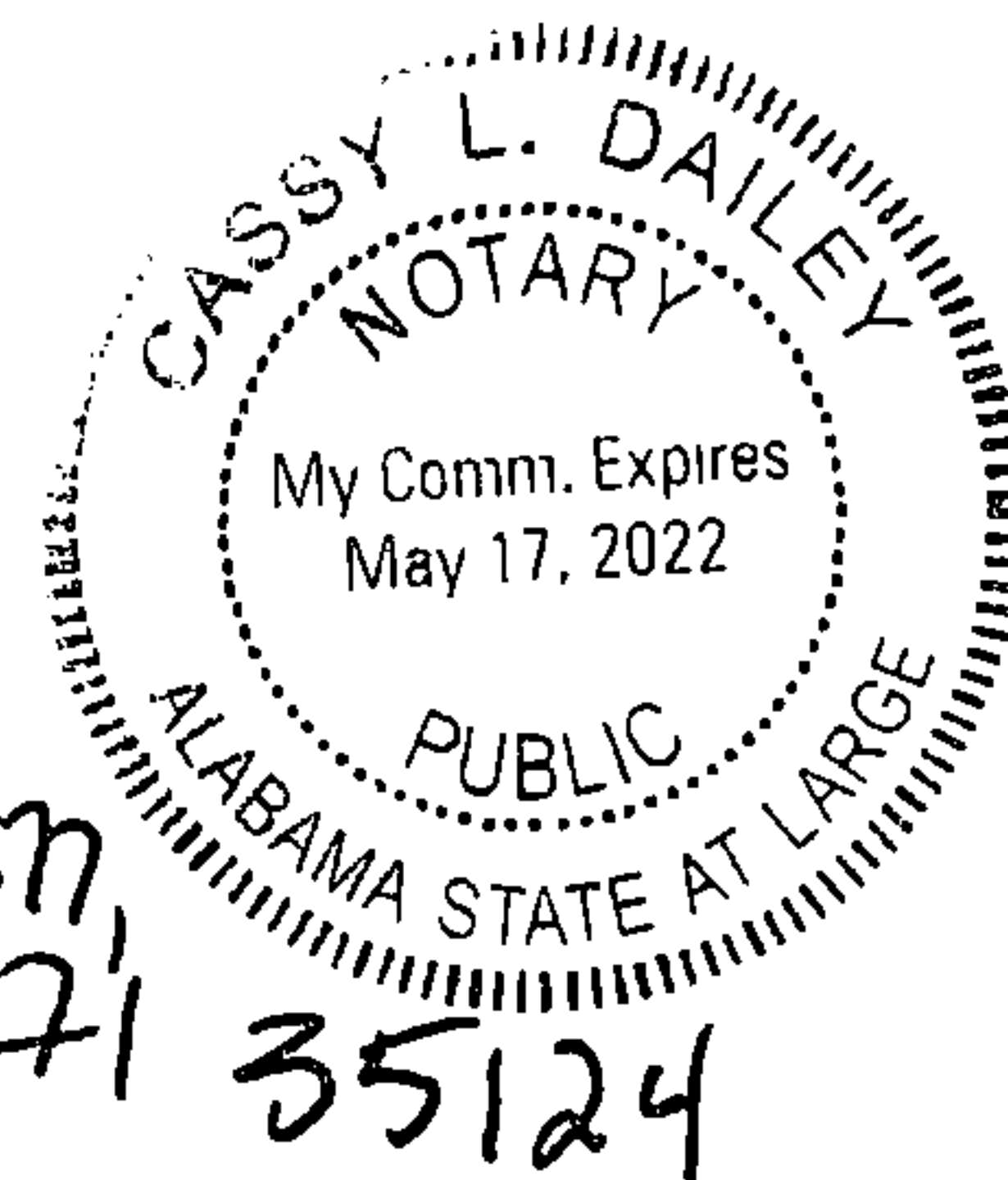
Linda G. Fraser
Linda G. Fraser

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linda G. Fraser, who 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 that same bears date.

Given under my hand and official seal on the 2nd day of February, 2021.
Cassy L. Dailey
Notary Public
Commission Expires: 5-17-22

Seller Address: Linda Fraser 130 King Valley
Buyer Address: 555 Bayview Dr. Bellair, FL Drive
Assessor Market Value: 126,600.00
Property Address: 513 Walker Road, Pelham, AL 35124
1/2 = 63,300



20210204000059140 2/2 \$88.50
Shelby Cnty Judge of Probate, AL
02/04/2021 10:18:10 AM FILED/CERT