Send tax notice to: Rachel M. Hunt, 1415 Marion Court, Birmingham Al. 35242

This instrument prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd. Birmingham, Al. 35242

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two hundred thirty thousand two hundred and no/l00 ($230,200.00) Dollars, which is one half the market value of said property, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Marcus L. Hunt, an unmarried man, whose mailing address is:
3555 Grandview Pkwy, Apt. 4, Birmingham, AL 35243

hereby remises, releases, quit claims, grants, sells and conveys to::

Rachel M. Hunt whose mailing address is: 1415 Marion Court, Birmingham, Al. 35242 (hereinafter called the Grantee) ,

all his right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is: 1415 Marion Court, Birmingham, Al. 35242 to-wit:

Lot 65, according to the Final Plat of Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38, Page 134 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

This deed is prepared pursuant to the Divorce Decree described under Shelby County, Alabama Civil Action No. 58-DR-2019-900583.00.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 29th day of January, 2021.

MARCUS L. HUNT SEAL

Shelby County, AL 02/04/2021
State of Alabama
Deed Tax:$230.50

State of ALABAMA
County of JEFFERSON

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Marcus L. Hunt, an unmarried man, 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 29 day of January, 2021.

NOTARY PUBLIC
My commission expires: 6.26.2024

NEDRA MCCLINTON GARRETT
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires 6.26.2024

20210204000059200 1/1 $252.50
Shelby Cnty Judge of Probate, AL
02/04/2021 10:30:20 AM FILED/CERT