

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Karen Vernon Alley

7904 Hwy 191

Maplesville, AL 36750

QUIT CLAIM DEED – Corrective for Instrument # 20201203000552390

STATE OF ALABAMA

SHELBY COUNTY



20210217000079470 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/17/2021 01:02:44 PM FILED/CERT

Legal Description of property

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Thomas E. Vernon and Elsie L. Vernon, husband and wife**, the “Grantor” herein, in hand paid by **Karen Vernon Alley**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

PARCEL I

A certain parcel of land and a two (2) room wood frame house situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 21 South of Range 3 West, more particularly described as follows: Begin at the NW corner of said 40 acre tract and run east along the northern boundary of the 40 acre tract 75 feet; thence south, perpendicular to said northern boundary 210 feet; thence west parallel to said northern boundary 75 feet to the western boundary of said 40 acre tract; thence north along said western boundary 210 feet to the point of beginning.

PARCEL II

Commence at the northwest corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Township 21, Range 3 West and run thence east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 75 to the northeast corner of lot owned by the Vernons for the point of beginning of the lot herein conveyed; thence continue east along said $\frac{1}{4}$ - $\frac{1}{4}$ section line 100 feet; thence south and parallel with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 210 feet; thence west and parallel with the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ line 100 feet to the southeast corner of the Vernon lot; thence along same north and parallel with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ line 210 feet to the point of beginning.

Also:

Begin at the NE Corner of the Eastern $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec 23, Township 21, Range 3 West, run South along the East boundary a distance of 122 feet to the point of beginning; Thence run South a distance of 10 feet; thence turn an angle to the right and run parallel to the North line of said $\frac{1}{4}$ section a distance of 354.9 feet; thence turn an angle to the right and run North 10 feet parallel to the East line of said $\frac{1}{4}$ section; thence turn an angle to the right and run parallel to the North line of said East $\frac{1}{2}$ distance of 356 feet to the point of beginning.

Begin at the Northeast corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 23, Township 21, Range 3 West and run West along the North boundary line of said quarter-quarter section a distance of 356 feet; thence run

South 122 feet; thence run East and parallel with said North boundary line of said quarter-quarter section 356 feet to the East boundary line of said quarter-quarter section; thence North along said East boundary line 122 feet to the point of beginning, containing one acre, more or less, and lying in the SW1/4 of NE 1/4 of Section 23, Township 21, Range 3 West.

- 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 **Karen Vernon Alley** and Grantee's heirs and assigns forever.

Given under my hand and seal this 17 day of Feb., 2020.

Thomas E. Vernon

Thomas E. Vernon

Elsie L. Vernon

Elsie L. Vernon

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Thomas E. Vernon and Elsie L. Vernon**, who 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, they executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 17 day of February, 2020.

Stormy Harris

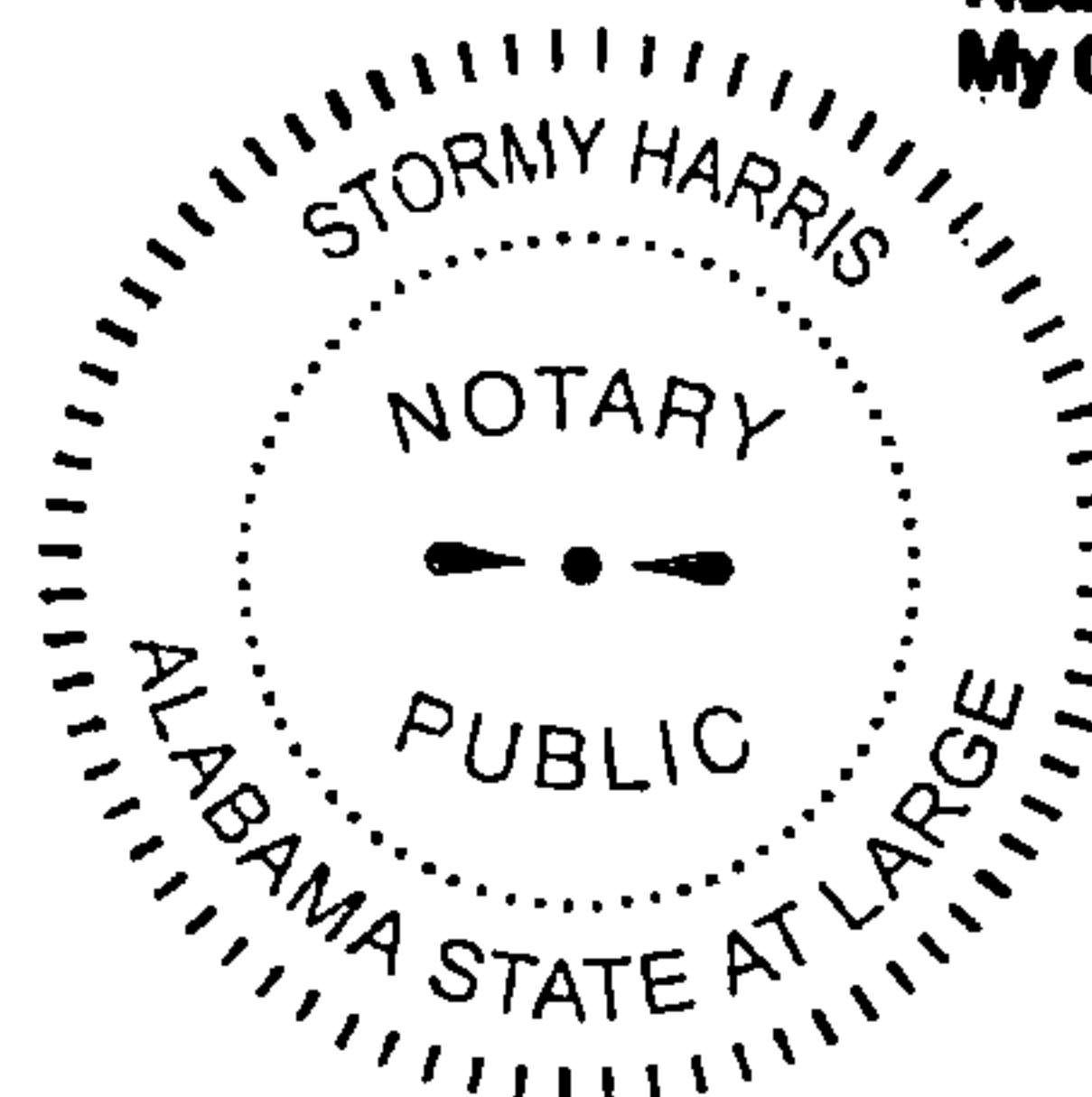
Notary Public

Commission Expires:

Property Address: 254 and 272 Wooten Rd, Alabaster, AL 35007
Seller Address: 7904 Hwy 191, Maplesville, AL 36750
Buyer Address: 7904 Hwy 191, Maplesville, AL 36750
Assessor Value: \$46,770.00



20210217000079470 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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STORMY HARRIS
Notary Public, Alabama State At Large
My Commission Expires Aug. 30, 2022