

20210315000128260  
03/15/2021 02:13:41 PM  
QCDEED 1/2

This Instrument Prepared By:

**Joseph T. Conwell, III**  
Attorney at Law  
4245 Balmoral Drive SW, Ste. 303  
Huntsville AL 35801  
(256) 429-2474

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, I **Juan Landaverde, a married man**, (herein referred to as Grantor) whose address is **205 Tradewinds Circle, Alabaster, AL 35007**, do grant, bargain, sell and convey unto **Real Estate Investor Solutions, LLC**, (herein referred to as Grantee) whose address is **205 Tradewinds Circle, Alabaster, AL 35007**, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

**PARCEL I:**

**The South 42 feet of the following described parcel of land:**

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run northerly along the East line of said quarter-quarter a distance of 636.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 264.40 feet to a point marked by a steel pin in an old fence line; thence turn an angle of 91 degrees 07 minutes 15 seconds left and run westerly a distance of 479.23 feet to a point on the East right of way line of Shelby County Highway Number 213 marked by a steel pin; thence turn an angle of 100 degrees 50 minutes 25 seconds left and run southeasterly along the said east right of way line of said Highway 213, a distance of 268.51 feet to a point marked by a steel pin; thence turn an angle of 79 degrees 04 minutes 29 seconds left and run easterly a distance of 423.55 feet to the point of beginning marked by a steel pin.

**PARCEL II:**

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run northerly along the East line of said 1/4-14 a distance of 530.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 106.0 feet to a point; thence turn an angle of 91 degrees 02 minutes 09 seconds left and run westerly a distance of 423.55 feet to a point on the East right of way line of Shelby County Highway 213; thence turn an angle of 97 degrees 12 minutes 00 seconds left and run southeasterly along said right of way line a distance of 106.82 feet to a point; thence turn an angle of 82 degrees 48 minutes 00 seconds left and run easterly a distance of 408.24 feet to the point of beginning.

**According to survey of Joseph E. Conn, Ala. Reg. No. 9049, dated December 3, 1984.  
Situated in Shelby County, Alabama.**

No part of this real property is the homestead of the grantor nor his spouse.

No Title Opinion Requested and None Rendered.

The Shelby Co., AL tax assessed value being \$172,600.

TO HAVE AND TO HOLD the parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, her heirs, successors and assigns.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seal on this  
the 12 day of March, 2021.

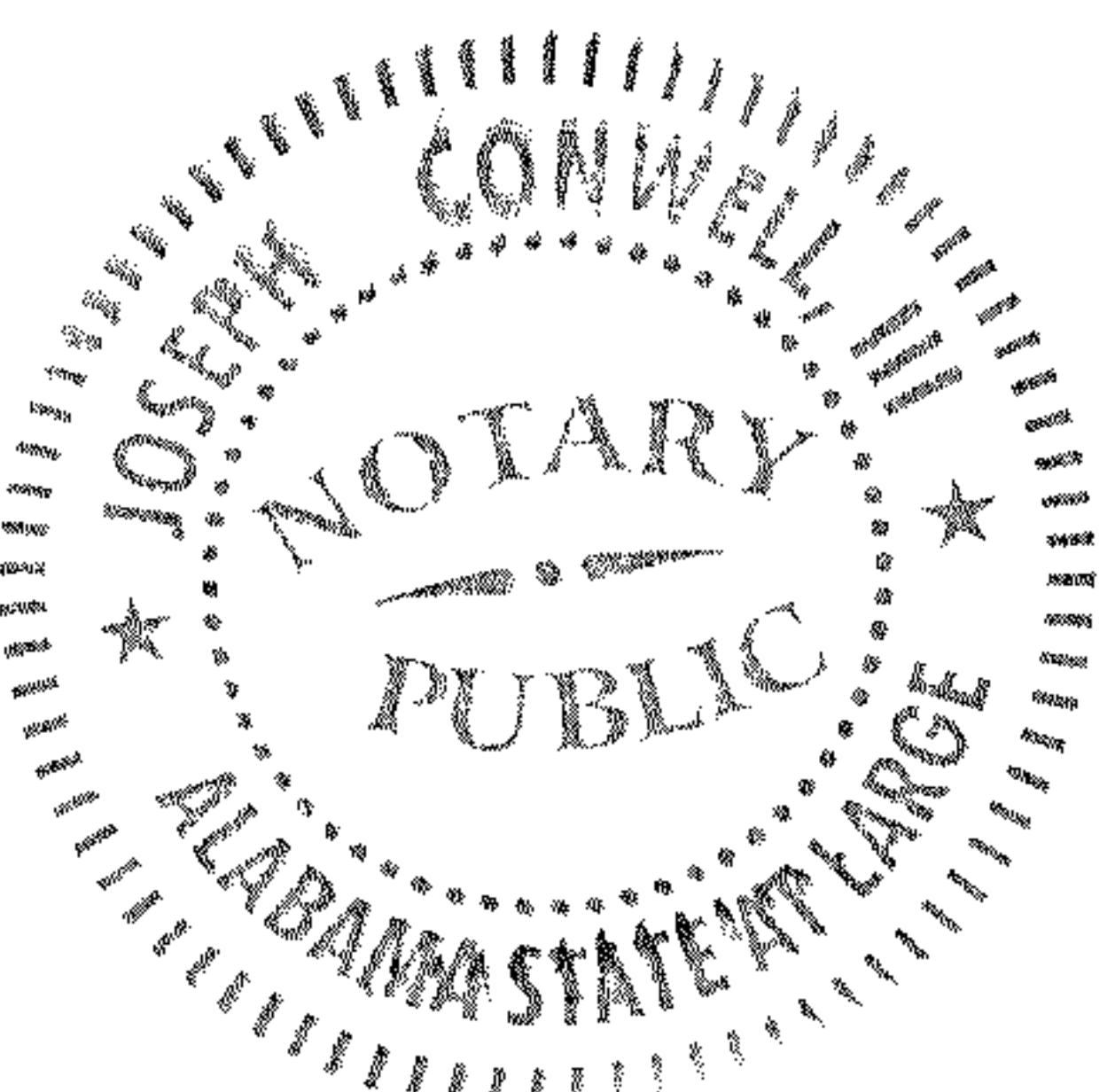
Juan Landaverde

(Seal)

STATE OF ALABAMA  
COUNTY OF *Madison*

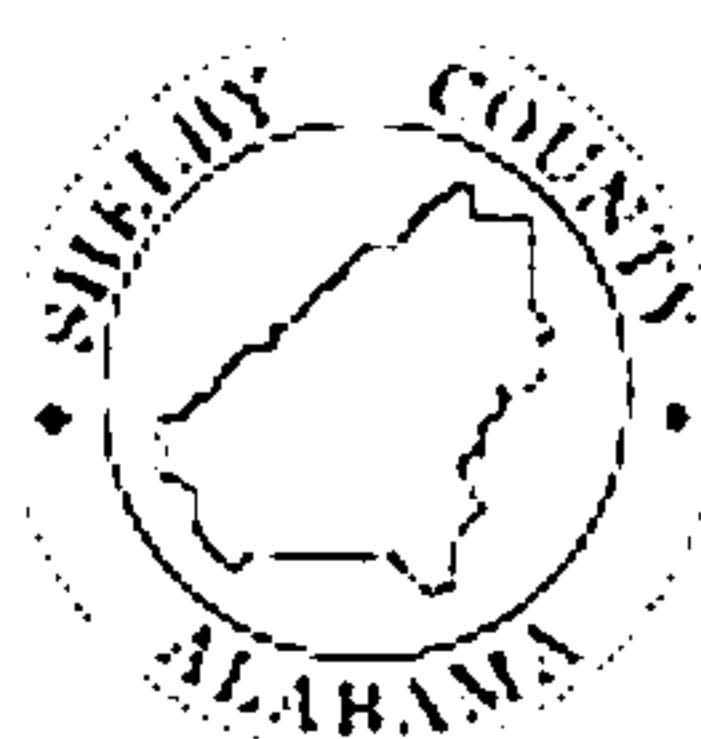
I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Juan Landaverde**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, he executed the same voluntarily, as his act, on the day the same bears date.

Given under my hand and official seal this the 12 day of March, 2021.



## Notary Public

My Commission Expires: 3-3-2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/15/2021 02:13:41 PM  
\$198.00 CHERRY  
20210315000128260

Alli S. Bayl