

STATE OF ALABAMA)  
SHELBY COUNTY)

20210622000304220  
06/22/2021 03:57:41 PM  
DEEDS 1/2

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) and other good and valuable consideration in hand paid to the undersigned, **Pugh Andrews Properties, LLC** (hereinafter called the Grantor), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Tarcisio Franco** (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**BEG SE COR SW ¼ W 75(S) NW 501.73 TO S ROW EVANSVILLE CIR NE 181.88 SE 76 S 139.1 SE 182.1 TO POB. EXHIBIT "A" ATTACHED AND USED FOR FURTHER DESCRIPTION. Parcel ID: 58-27-05-16-3-001-039.000**

- 1) Subject to 2021 property taxes, easements, restrictions and right of ways of record.
- 2) A Purchase Money Mortgage in the amount of \$120,000.00 is recorded herewith.
- 3) Preparer has no opinion to title and was not asked to provide an opinion as to title.

TO HAVE AND TO HOLD to said Grantee forever.  
Given under my hand and seal this the 15 day of June 2021.

**Pugh Andrews Properties, LLC**

By:   
Dale Pugh  
ITS: Authorized Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said county, in said state, hereby certify that Dale Pugh, whose name as Authorized Member of Pugh Andrews Properties, LLC, an Alabama limited liability company, is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this date, that being informed of the contents of this said Quit Claim Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 15<sup>th</sup> day of June 2021.

  
Notary Public  
My Commission expires: 3-10-2025

*This instrument prepared by:*  
**Mark A. Pickens, Esq.**  
**Mark A. Pickens, P. C.**  
**Post Office Box 26101**  
**Birmingham, Alabama 35260**  
**MAP# 21-0100**



**Seller Address: Pugh Andrews Properties, LLC**  
**924 6th Avenue North, Birmingham, AL 35203**

**Purchasers Address and Tax Information: Tarcisio Franco**  
**~~28 Oakdale Drive~~ 170 Mae Drive**  
**~~Montevallo, AL 35115~~ Abbeville AL 3500**

**Property Address: 1729 Ashville Road, Montevallo, AL 35115**

**Purchase Price: \$120,000.00**

20210622000304220 06/22/2021 03:57:41 PM DEEDS 2/2  
EXHIBIT "A"

This exhibit is the full description as reflected in that certain Warranty Deed recorded in 20040326000157620 dated the 8th day of March, 2004 and is being used to substitute the legal as reflect in the Tax Deed and the Shelby County Tax Commissioner's legal.

Legal Description:

Commence at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 16, Township 22 South, Range 3 West and turning an angle of 24 degrees 22 minutes to the left from the East line of said quarter- quarter Section, run 182.10 feet to the point of beginning of the tract herein described; thence turning an angle of 79 degrees 02 minutes to the left and run 80.00 feet to a point; thence turning an angle of 75 degrees 30 minutes to the right and run 362.73 feet to a point; thence turning an angle of 100 degrees 37 minutes to the right, run 181.88 feet to a point; thence turning an angle of 107 degrees 17 minutes to the right, run 195.10 feet to a point; thence turning an angle of 73 degrees 16 minutes to the left, run 76.00 feet to a point; thence turning an angle of 72 degrees 24 minutes to the right, run 139.10 feet to the point of beginning. All of said tract lying in the Southeast quarter of the Southwest quarter of said Section 16.

Subject to all items of record.

Subject to: No structure shall be erected between the current residence and the public road, namely US Highway 119.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/22/2021 03:57:41 PM  
\$26.00 JOANN  
20210622000304220

*Allen S. Bayl*