

**QUIT CLAIM DEED**

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STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENT, that in consideration of **Fifty Eight Thousand Dollars and no/100, (\$58,000.00)** and pursuant to an agreement between the above and below named parties arising from a divorce action 58-DR-2020-900205.00 - GCS, occurring in Shelby County, Alabama, the undersigned, **Jeremy Kent Marshall, an unmarried man**, (hereinafter called GRANTOR), hereby **remises, releases, quit claims, grants, sells and conveys** to, **Angela Christine Albano, an unmarried woman**, (hereinafter called GRANTEE), all his right, title, interest and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

.....  
**Lot 1408, according to the Survey of Brook Highland, 14<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 23, Page 2A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**  
.....

**Subject to all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.**

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed by draftsman and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises. Property description taken from that certain Instrument Number 20170126000032250 filed January 26, 2017, with the Probate Court Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said GRANTEE, his heirs and assigns forever.

Given under my hand and seal, this the 25 day of JUNE, 20 21.

  
**JEREMY KENT MARSHALL**

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JEREMY KENT MARSHALL**, whose name 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of June, 2021.



Scott Pylant  
Notary Public  
My Commission Expires  
April 16, 2025

Notary Public: Scott R Pylant

My Commission Expires: 04/16/2025

Tax Assessor's Value: \$468,800.00

**PREPARED BY:**

Jacqueline O. Morrette  
The Morrette Firm, LLC  
The Reich Building  
20 Cedar Street  
Trussville, Alabama 35173

**SEND TAX NOTICE TO:**

Angela Christine Albano  
2992 Brook Highland Drive  
Birmingham, Alabama 35242

**GRANTOR'S ADDRESS:**

5151 Lake Crest Circle  
Hoover, Alabama 35226

**GRANTEE'S ADDRESS:**

2992 Brook Highland Drive  
Birmingham, Alabama 35242

**PROPERTY ADDRESS:**

2992 Brook Highland Drive  
Birmingham, Alabama 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/30/2021 08:26:46 AM  
\$83.00 JOANN  
20210630000315670

*Allen S. Bayl*