



20210805000379070 1/3 \$29.00
 Shelby Cnty Judge of Probate, AL
 08/05/2021 10:00:56 AM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 29th day of July, 2021
 by first party: Jennifer Lynn Ford Adaway, a single person

to second party: D.H.F Investments, LLC
 Whose address is: 9240 Hwy 25, Calera AL 35040

Witnesseth, That the said first party, for good consideration and for the sum of \$1.00 (One Dollar and No/100) to clear title paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

A parcel of land located in the W 1/4 of NW 1/4 Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, bounded on the North by the North boundary of a 100 foot easement to the Alabama Power Company, on the East by a county road known as the Butter and Egg Road and on the South by a road known as Donaldson's Road described as : From the SW corner NW 1/4 of NW 1/4, Section 4, Township 22 South, Range 1 West run North along West boundary of said NW 1/4 of NW 1/4 355.15 feet to a point on North boundary of said Alabama Power Co. 100 ft. easement; thence turn 55 degrees 23 minutes to the right; thence run 472.02 feet along North boundary of said easement to the point of beginning; thence run aforesaid line 175.00 feet along North boundary of said easement to a point on the tangent of said Butter and Egg Road; thence turn 77 degrees 07 minutes to the right; thence run 122.6 feet along tangent of said road; thence turn 6 degrees 15 minutes to the right; thence run 283.2 feet along tangent of said road to a point on tangent of said Donaldson's Road; thence turn 59 degrees 59 minutes to the right; thence run 391.4 feet along tangent of said Donaldson's Road; thence turn 23 degrees 54 minutes to the right; thence run 135.6 feet along tangent of said road; thence turn 47 degrees 54 minutes to the right; thence run 158.9 feet along tangent of said Donaldson's Road; thence turn 85 degrees 38 minutes to the right; thence run 667.1 feet in a northerly direction to the point of beginning.

LESS AND EXCEPT approximately 1.45 acres as conveyed to Buddy George Adaway and wife, Joyce Christian Adaway as recorded in Real Book 23, Page 52, in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT, approximately 1.0 acres as conveyed to Diane Adaway Hitt as recorded in Real Book 66, Page 201, in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that parcel of property conveyed to Doris S. Adaway by Buster George Adaway as recorded in Real Book 144, Page 829, in Probate Office of Shelby County, Alabama.

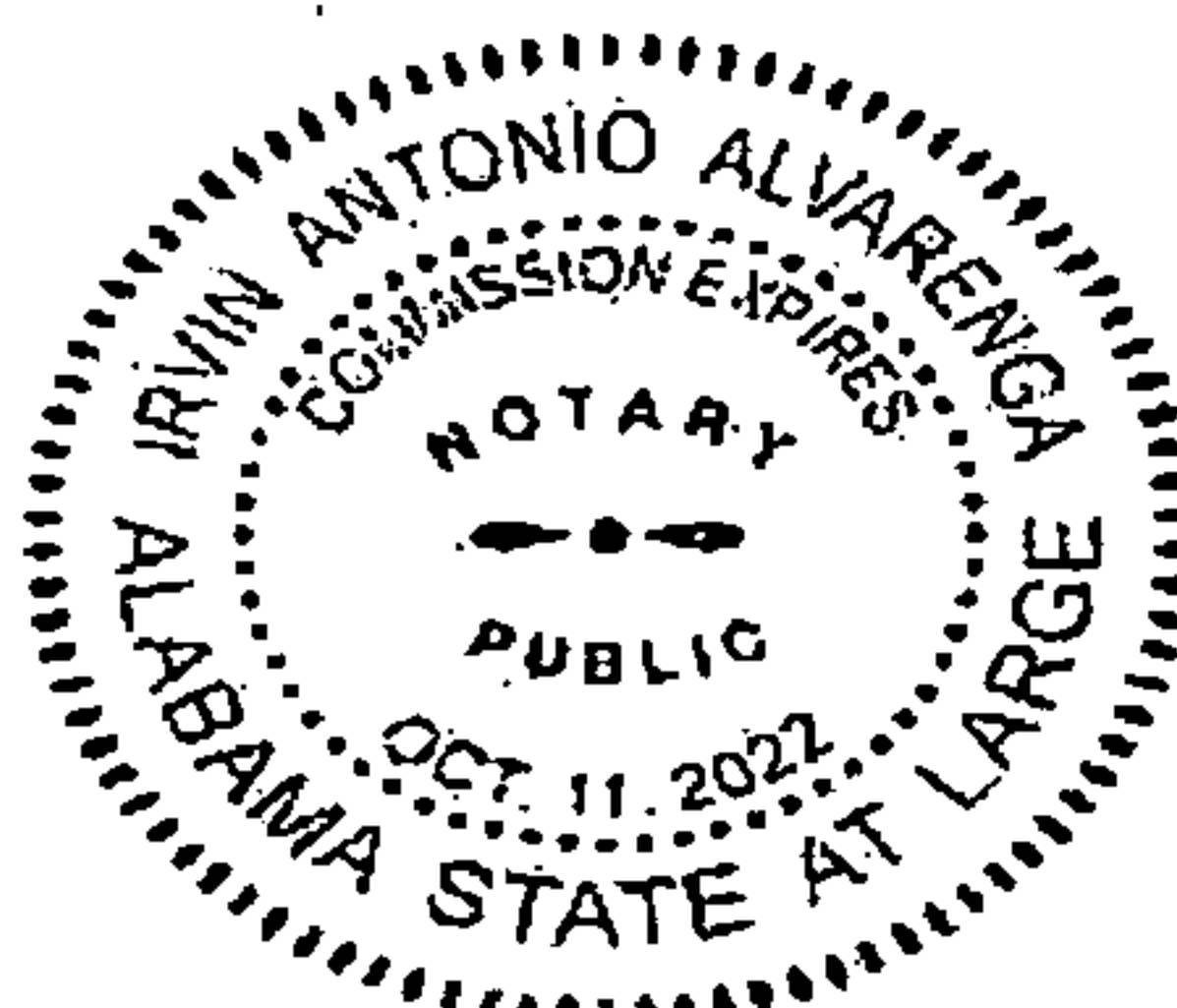
Subject to Easements, Restrictions and Rights of way of record.

This deed is to clear title. Deed was filed 1/25/19 Instrument #20190125000027590 from Ricky Lee Adaway, a single man to DHF Investments, LLC but the prior deed filed 1-3-08 in Instrument #2008010300004180 was in Ricky Lee Adaway and wife, Jennifer Lynn Ford Adaway. This deed is so Jennifer Lynn Ford Adaway can convey her interest

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 29th day of July, 20 21

Jennifer Lynn Ford Adaway



20210805000379070 08/05/2021



20210805000379070 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/05/2021 10:00:56 AM FILED/CERT

Jennifer Lynn Ford Adaway

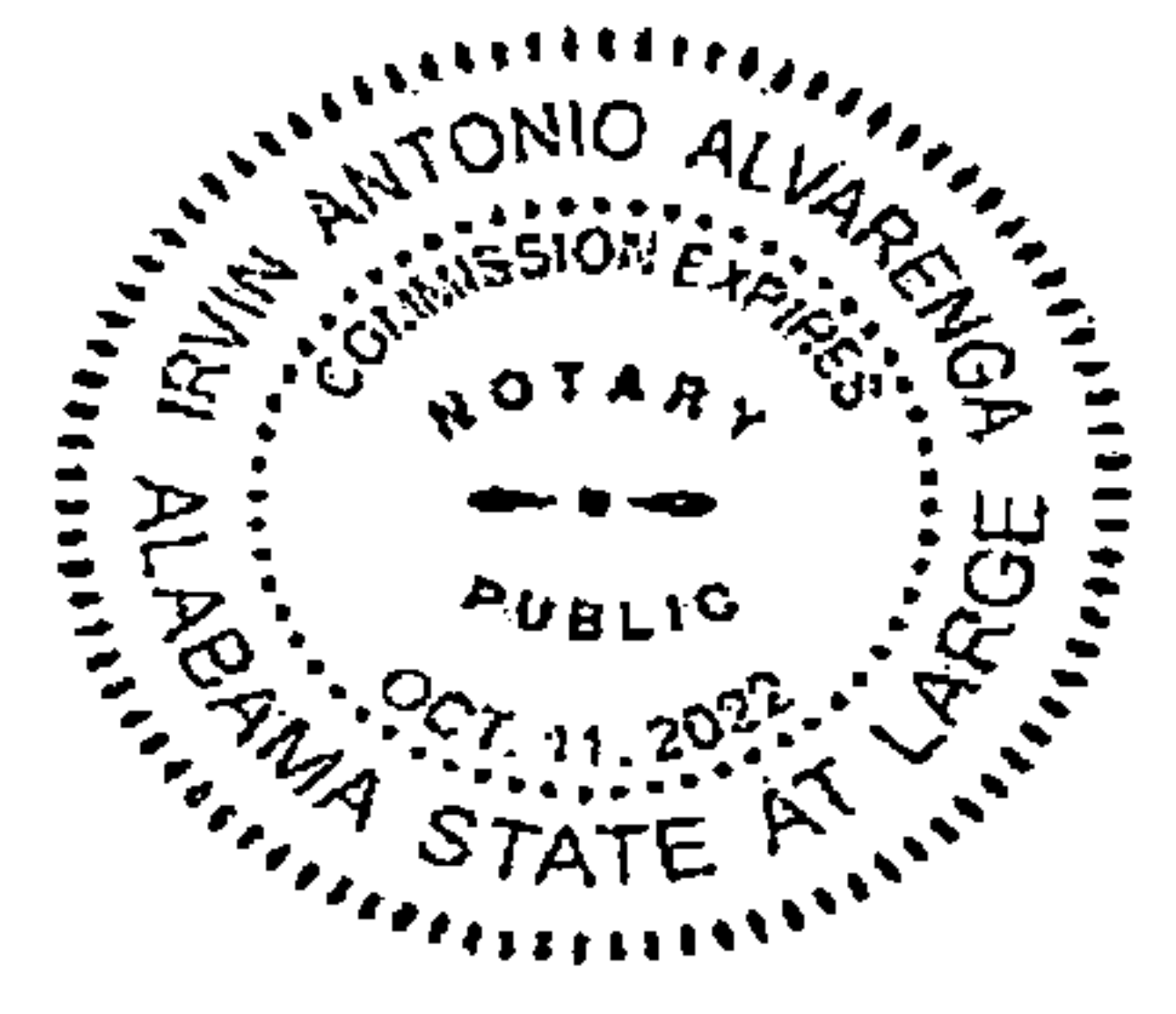
State of Alabama
County of Shelby

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Jennifer Lynn Ford Adaway whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 29th day of July A.D., 20 21

Notary Public

My Commission Expires: 10 | 11 | 2022



PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216



County

20210805000379070 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/05/2021 10:00:56 AM FILED/CERT

Ann S. Byrd

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jennifer Lynn ford Adaway	Grantee's Name	DHF Investments, LLC
Mailing Address		Mailing Address	9240 hwy 25 Calera AL 35040
Property Address	106 Donaldson Rd Columbiana Al 35051	Date of Sale	July 20 2021
		Total Purchase Price	\$to clear title
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$4,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

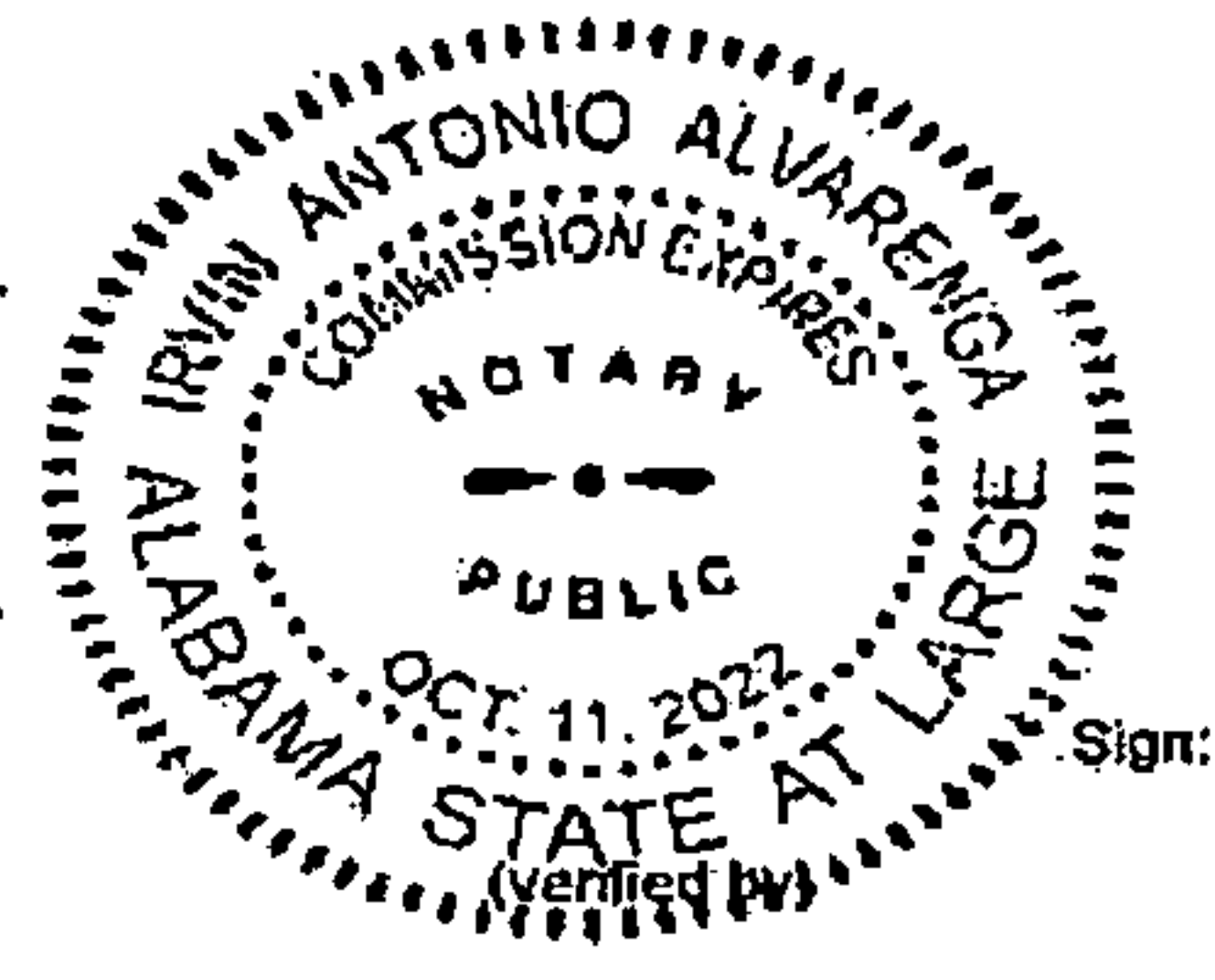
- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
- Property address - the physical address of the property being conveyed, if available.
- Date of Sale - the date on which interest to the property was conveyed.
- Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
- Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
- If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 28 2021

Unattested

one)



Print Jennifer Lynn Ford Adaway

Grantor/Grantee/Owner/Agent (circle)