

THIS INSTRUMENT PREPARED BY:
Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205) 755-1975

20211020000509450
10/20/2021 08:38:39 AM
DEEDS 1/2

QUITCLAIM DEED

SEND TAX NOTICES TO:
549 1st Street South
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Hundred Dollars and 0/100 (\$100.00) and other good and valuable considerations, in hand paid to **ADAM WILLIAMS, a single person**, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby REMISE, RELEASE, QUITCLAIM, and CONVEY unto **NEXT STEP PROPERTIES, LLC**, (hereinafter called the **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:

Parcel 1
Lot 36, a Northerly part of Lot 35 and the Southerly 5.00 feet of Lot 37, Block 1, of the Nickerson-Scott Survey, dated March 1929, as recorded in Map Book 3 page 34 in the Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 deg. 54 min. East along the West boundary of Lots 33, 34, 35, 36 and 37 for 143.35 feet to the point of beginning; thence continue along previous course for 61.65 feet; thence South 83 deg. 55 min. East for 123.63 feet to the Westerly boundary of Highway boundary of Highway No. 31; thence South 7 deg. 35 min. 53 sec. West along said Westerly boundary for 66.69 feet; thence North 81 deg. 34 min. 23 sec. West for 122.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II
Lots 38, 39, the Northerly 45 feet of Lot 37 and the Southerly 25.0 feet of Lot 40, Block 1 of the Nickerson-Scott Survey, dated March 1929, as recorded in Map Book 3, page 34 in the Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 deg. 54 min. along the West boundary of Lots 33, 34, 35, 36, 37, 38, 39 and 40 for 205.00 feet to the point of beginning; thence continue along previous course for 170.0 feet; thence South 83 deg. 55 min. East for 125.17 feet to the Westerly boundary of Highway No. 31; thence South 7 deg. 25 min. 10 sec. West along said Westerly boundary for 170.03 feet; thence North 83 deg. 55 min. West for 123.63 feet to the point of beginning, being situated in Shelby County, Alabama.

\$1,307,304.91 of the Purchase Price was obtained by a Purchase Money Mortgage.

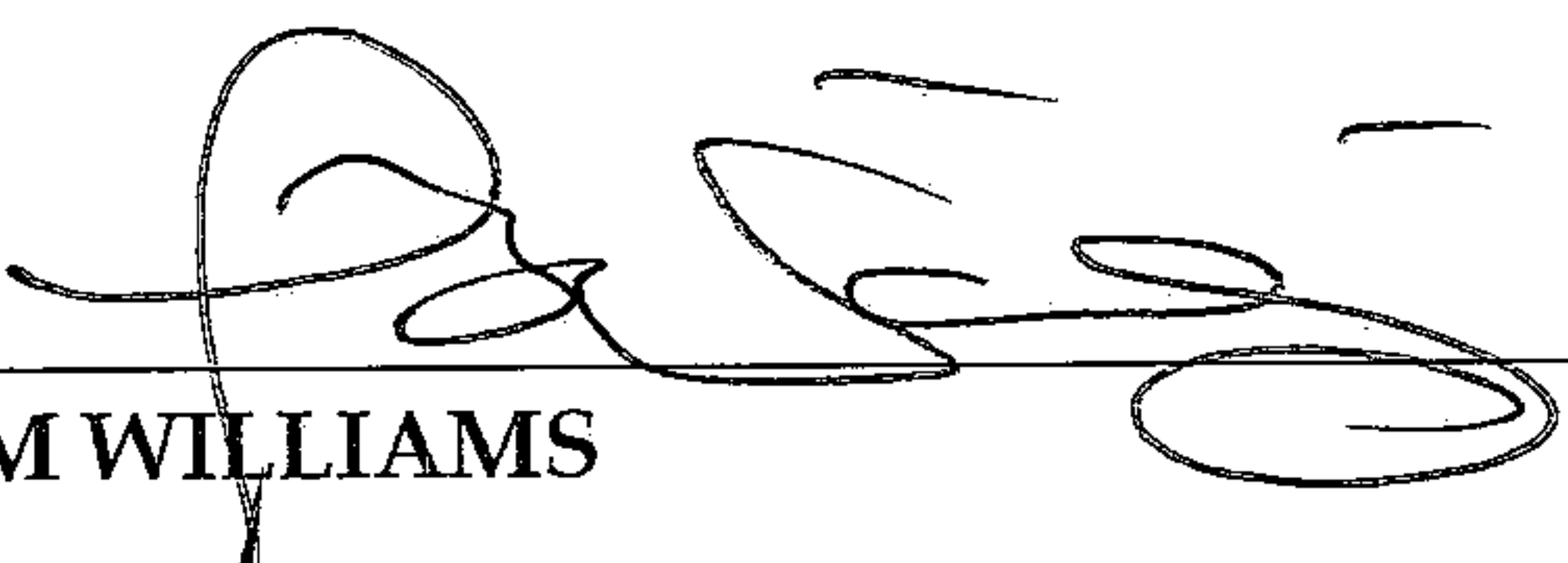
This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and or affecting the subject property.

Deed Ref: Inst. 20180614000210360.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named grantor and his spouse.

TO HAVE AND TO HOLD to said Grantee forever.

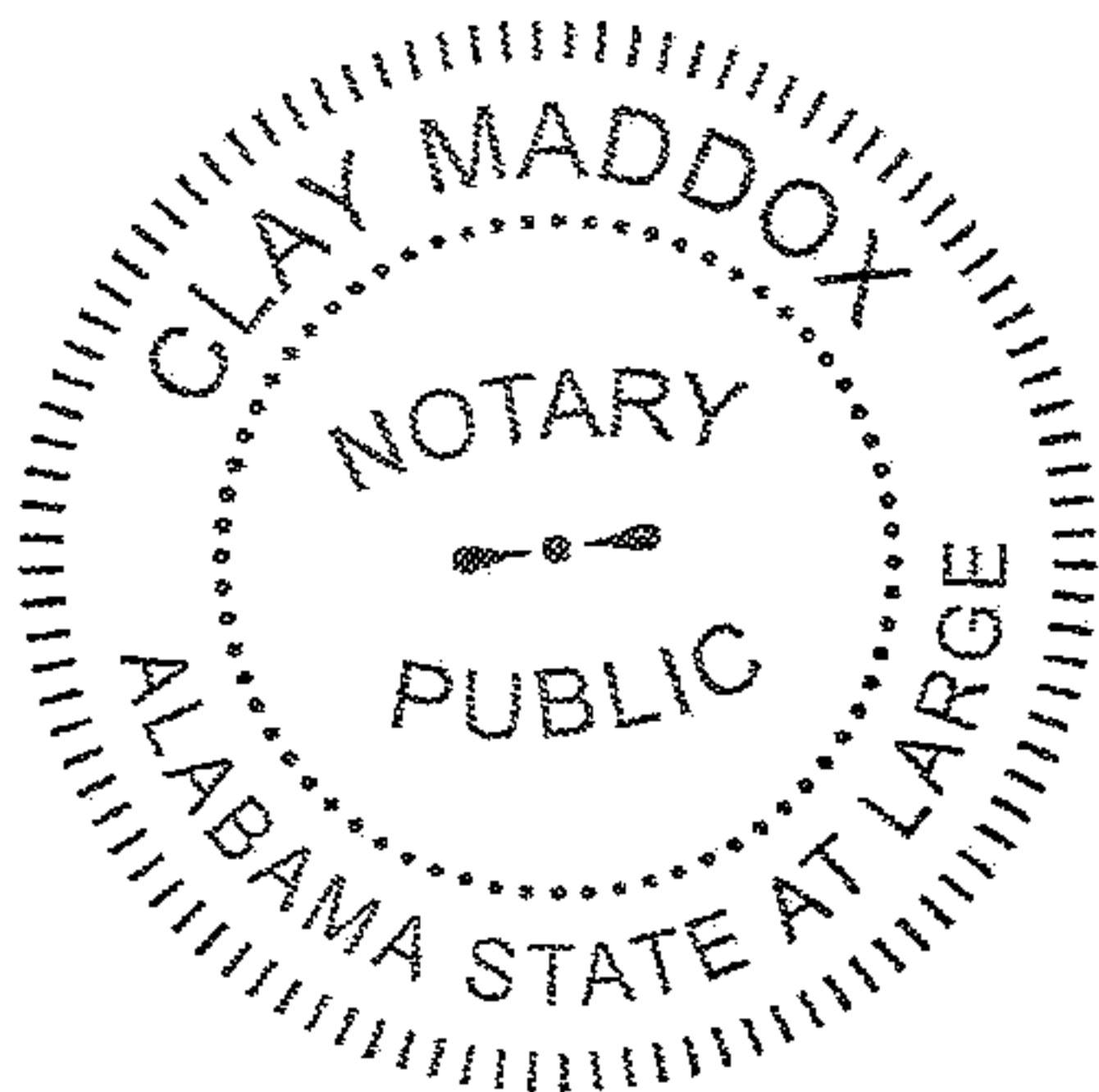
IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 6th day of October, 2021.



ADAM WILLIAMS

STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ADAM WILLIAMS, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2021.



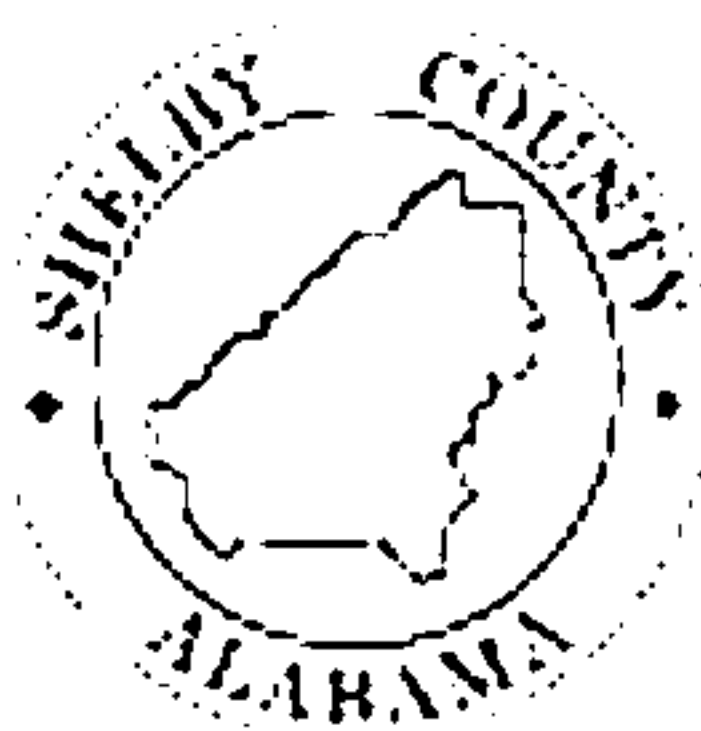

NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:
549 1st St N
Alabaster, AL 35007

Address of Grantor:
549 1st St N
Alabaster, AL 35007

Property Address:
549 1st St N
Alabaster, AL 35007

TAV: \$~~500.00~~ \$456,860.00
JCM



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2021 08:38:39 AM
\$26.00 CHERRY
20211020000509450

Allie S. Bayl