

20211130000570950
11/30/2021 03:32:11 PM
QCDEED 1/2

Send tax notice to:
Shirley and Brett Hall
9215 Bear Creek Road
Sterrett, AL 35147
CHL2100362

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

1/2 Value \$75,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, Cynthia Dianne Young, a unmarried woman, whose mailing address is: P.O. Box 530231, Birmingham, AL 35253 (hereinafter referred to as "Grantor") receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim and convey unto Shirley Ines Hall and William B. Hall, as joint tenants with rights of survivorship, (hereinafter referred to as "Grantee"), all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 04-5-21-0-000-007.001

All that property North of Highway No. 43 in the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama. Less that 100-hundred foot easement recorded in Deed Book 195, Page 304, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of Section 21, Township 18 South, Range 1 East and run East along South boundary line of said Section 21 for a distance of 2103 feet to a point; turn an angle of 103 degrees 28 minutes to the left and run North 12 degrees 56 minutes West for a distance of 1336 feet to the point on the South boundary line of the grantor's property and the point of beginning of the right of way herein described; from said point 50 feet on each side of the following described center line and the continuation thereof; continue to run North 12 degrees 56 minutes West for a distance of 2067 feet to a point on the West boundary line of grantor's property and the end point of the right of way herein described. Also, less and except: Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 850.79 feet to the Point of Beginning; thence continue along the last described course, a distance of 200.00 feet to the Westerly right of way of Shelby County Highway 43; thence South 37 degrees 12 minutes 02 seconds West and along said right of way line, a distance of 275.85; thence North 90 degrees 00 minutes 00 seconds West and leaving said right of way line, a distance of 198.39 feet; thence North 36 degrees 55 minutes 58 seconds East a distance of 274.87 feet to the Point of Beginning.

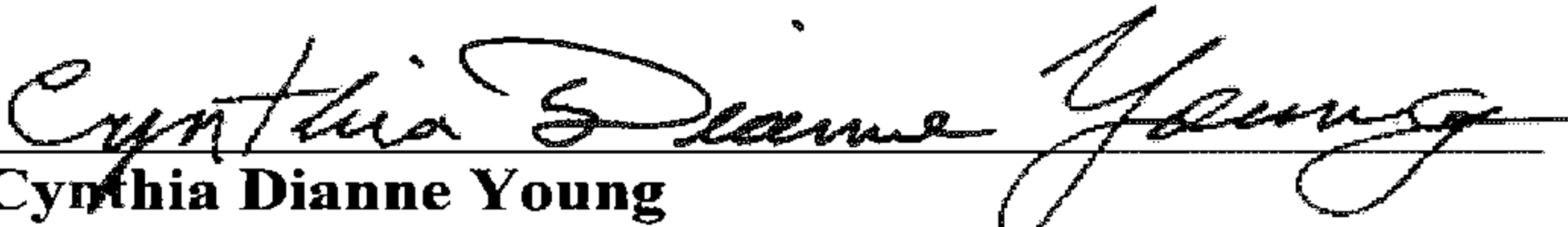
Parcel 04-5-21-0-000-012.003

Part of the SW 1/4 of the SW 1/4 of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of said Section 21, being marked by an existing hub in a rockpile, run in a northerly direction along the west line of said section for a distance of 1,160.0 feet, thence turn an angle to the right of 90 degrees 46 minutes 13 seconds and run in an easterly direction for a distance of 1,269.63 feet, more or less, to a point on the northwest right of way of Shelby County Highway No. 43, thence turn an angle to the right of 127 degrees 19 minutes 17 seconds and run in a southwesterly direction along the northwest right of way line of said Shelby County Highway No. 43 for a distance of 1,458.54 feet to an existing iron rebar being at a point of intersection with the south line of said section, thence turn an angle to the right of 52 degrees 40 minutes 43 seconds and run

in a westerly direction along the south line of said section for a distance of 369.74 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

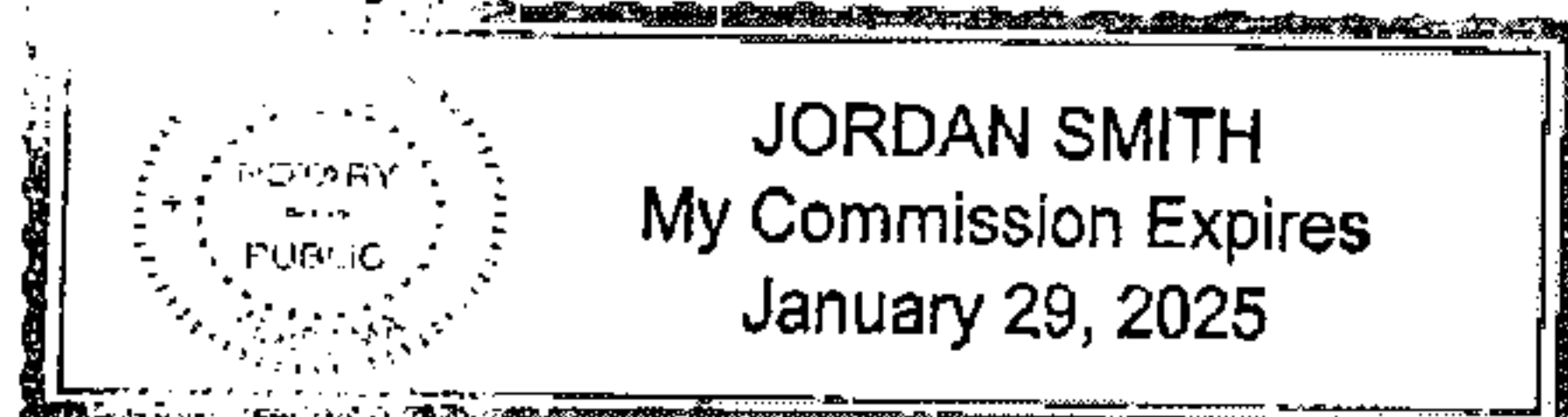
IN WITNESS WHEREOF, Grantor, **Cynthia Dianne Young**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 8th day of November, 2021.


Cynthia Dianne Young

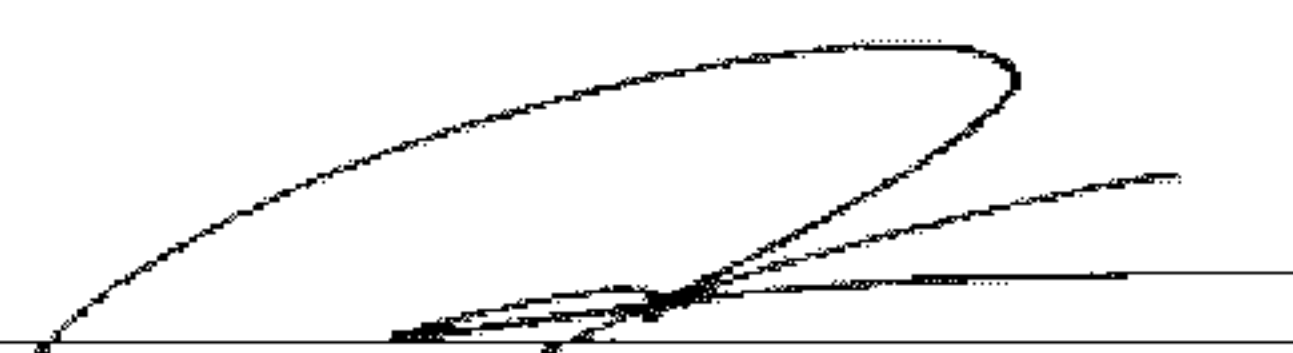
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Dianne Young**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of November, 2021.

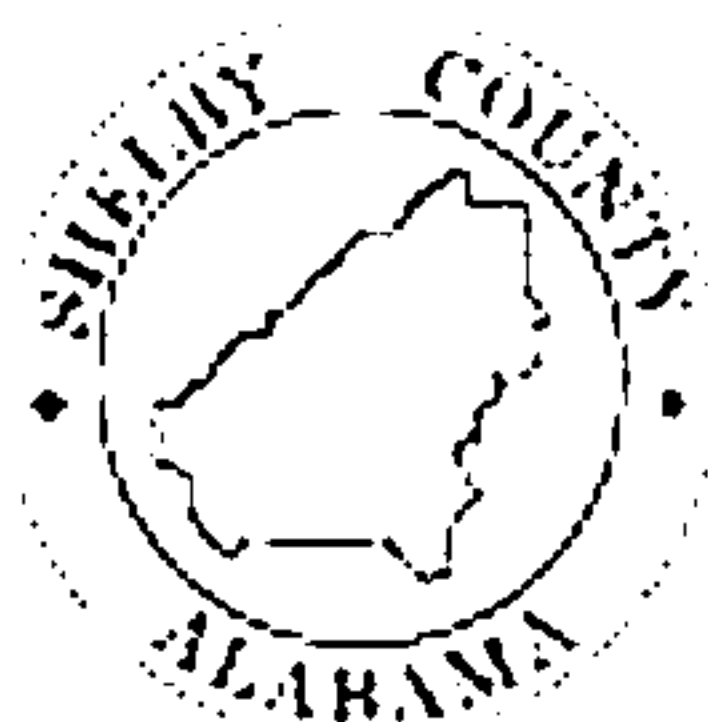


(NOTARIAL SEAL)


Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2021 03:32:11 PM
\$100.00 BRITTANI
20211130000570950

