



20211203000578420 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
12/03/2021 01:28:49 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Hwy. 280 E., Ste. 160
Birmingham, AL 35223

Send Tax Notice To:

John R. Gay, Sr.
P.O. Box 83
Sterrett, AL 35147

QUIT CLAIM DEED

**STATE OF ALABAMA}
COUNTY OF SHELBY}**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and Other Good and Valuable Consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Melissa Gay Fitts, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys unto **John R. Gay, Sr.**, all her rights, title interests and claims in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel ID#05-4-19-3-003-007.000	05-4-19-3-003-006.000	04-6-24-0-000-048.000
05-4-19-3-003-005.000	04-6-24-0-000-047.000	

Property Address: 50 Highway 45, Sterrett, AL 35147

Subject to:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

Existing covenants and restrictions, easements, building lines and limitations of record.

Melissa Gay Fitts is the holder of a 1/10 interest in the property conveyed herein. Melissa Gay Fitts is one and the same person as Melissa Gay Logan. The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns, forever.

Pursuant to the provisions of *ALA. Code* § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:

Melissa Gay Fitts

5338 Pineneedle Drive
Coardendale AL 35071

Grantees Name and Address:

John R. Gay, Sr.

P.O. Box 83

Sterrett, AL 35147

Shelby County, AL 12/03/2021
State of Alabama
Deed Tax: \$19.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Property Address: 50 Hwy 45
Sterrett, AL 35147

Date of Sale: November 23, 2021

Tax Assessor's Appraised Value: \$192,730
Note: Collect Tax on 1/10 Value or \$19.50 tax

The Appraised Value can be verified from the Shelby County, Alabama Tax Assessor records

Given under his hand and seal, this 23 day of November, 2021.

Witness

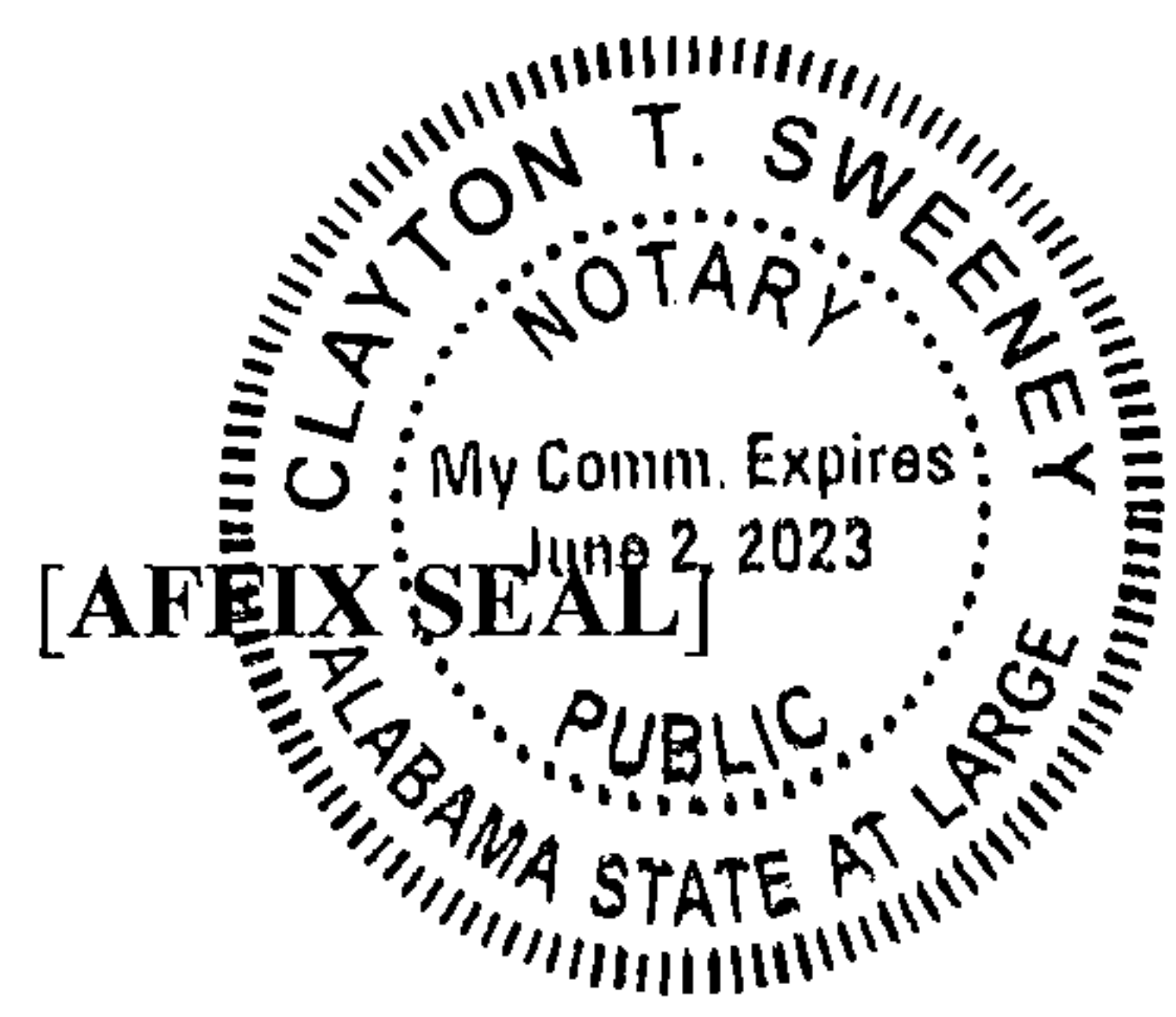
Melissa Gay Fitts
Melissa Gay Fitts

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned authority, a Notary Public or in and for said County, in said State, hereby certify that Melissa Gay Fitts, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 2021.



[Signature]
NOTARY PUBLIC

My Commission Expires: 6-2-2023



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EXHIBIT "A"

Attached Legal Description

Description of a tract located in the Southeast quarter of the Southeast quarter of Section 24, T-18-S, R-01-E, and the Southwest quarter of the Southwest quarter of Section 19, T-18-S, R-02-2, Shelby County, Alabama.

Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 24, T-18-S, R-01-E, Shelby County, Alabama; thence South 90 degrees 00' 00" East from the point of beginning a distance of 1,298.83 feet to a point of the Southwesterly right-of-way of Alabama Highway No. 25, said point being the Northeast corner of the Southeast Quarter of the Southeast quarter of Section 24, T-18-S, R-01-E, Shelby County, Alabama; thence South 39 degrees 55' 25" East along the Southwesterly right-of-way of said Alabama Highway No. 25 a distance of 371.80 feet; thence South 45 degrees 49' 50" West a distance of 87.00 feet; thence S 39 degrees 55' 28" East a distance of 244.91 feet to the Northerly right-of-way of Shelby County Road No. 45; thence South 45 degrees 49' 50" West along the Northerly right-of-way of said Alabama Highway No. 45 a distance of 95.44 feet to the beginning of the curve of the Northerly right-of-way of Shelby County Road No. 45, said curve having a radius of 497.96 feet, a central angle of 41 degrees 06' 25" and a chord of 349.65 feet with a chord bearing of South 58 degrees 15' 28" West; thence Southwesterly along the arc of the said described curve to the end of said curve; thence North 02 degrees 52' 29" East along the change in the right-of-way of Shelby County Road No. 45 a distance of 10.00 feet to the beginning of the curve of the Northerly right-of-way of Shelby County Road No. 45, said curve having a radius of 491.81 feet, a central angle of 57 degrees 43' 27" and a chord of 471.08 feet with a chord bearing of N 78 degrees 03' 53" West; thence Northwesterly along the arc of the said described curve to the end of said curve; thence North 69 degrees 63' 05" West along the Northerly right-of-way of Shelby County Road No. 45 a distance of 131.11 feet; thence North 45 degrees 06' 33" East a distance of 400.00 feet; thence North 59 degrees 52' 49" West a distance of 260.00 feet; thence South 89 degrees 24' 55" West a distance of 499.33 feet to the Northerly right-of-way of Shelby County Road No. 45; thence North 56 degrees 53' 05" West along the Northerly right-of-way of Shelby County Road No. 45 a distance of 331.24 feet; thence North 01 degrees 43' 03" East a distance of 207.52 feet to the point of beginning. The said tract of land is located in the Southeast quarter of the Southeast quarter of Section 24, T-18-S, R-01-E and the Southwest quarter of the Southwest quarter of Section 19, T-18-S, R-02-2, Shelby County, Alabama.

LESS AND EXCEPT:

Lots 1 and 2, Block M, of Crume's Map of Sterrett as recorded in Deed Book 11, Page 332 in the Probate Office of Shelby County, Alabama.