

After Recording, Mail To:

Max Alvin Blackwell and Toni Palmer Blackwell, as co-Trustees
2616 Hwy 28
Columbiana, AL 35051



20211210000586770 1/2 \$151.50
Shelby Cnty Judge of Probate, AL
12/10/2021 10:49:25 AM FILED/CERT

This Document Prepared By:

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Attorney at Law
The Alabama Elder Care Law Firm
200 Office Park Drive
Ste 303
Mtn Brook, Alabama 35223
205-390-0101

Assessor's Parcel Number: 20 9 32 0 000 002.001

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

MAX ALVIN BLACKWELL and TONI PALMER BLACKWELL, husband and wife, the GRANTORS,

Whose mailing address is 2616 Hwy 28, Columbiana, AL 35051;

hereby convey and quitclaim to

MAX ALVIN BLACKWELL and TONI PALMER BLACKWELL, as co-Trustees of THE BLACKWELL FAMILY REVOCABLE LIVING TRUST, U/A dated December 2, 2021, the GRANTEE,

Whose mailing address is 2616 Hwy 28, Columbiana, AL 35051;

All of THE FOLLOWING described real property situate in Shelby County, **Alabama**, to wit:

Begin at the S.W. corner of the SE 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 East, and run Northerly along the west side of the said quarter-quarter for 612.55 feet to a point on the South right of way of Shelby County Road No. 28, then turn an angle of 128 deg. 21 min. 41 sec. to the right and run southeasterly along the south R.O.W. of said road for 272.62 ft. to the point of beginning of a tangent curve concave northeasterly, then turn an angle of 1 deg. 23 min. 51 sec. to the left and run southeasterly along a chord of said curved section of the south R.O.W. of Road No. 28 for 148.48 ft., then turn an angle of 75 deg. 31 min. 02 sec. to the right and run southwesterly for 383.19 ft. to a point on the south side of the SE 1/4 of the NW 1/4, then turn an angle of 67 deg. 31 min. 08 sec. to the right and run westerly along the south side of the said quarter-quarter for 185.88 ft. back to the point of beginning. The above described parcel contains 3.08 acres and is subject to the easements, rights of ways, and restrictions of record.

COMMONLY known as:	2616 Hwy 28, Columbiana, AL.
Tax Assessed Value:	\$125,110.00
Date of Sale:	<u>12/2/2021</u>

TO have and to hold to the said grantee and grantee's assigns forever.

Shelby County, AL 12/10/2021
State of Alabama
Deed Tax: \$125.50



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The land described herein (You must make a selection):

X is homestead property of the said grantors

_____ is **NOT** homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS we have set our hands and seals this 2 day of December, 2021.

Max A. Blackwell
MAX ALVIN BLACKWELL

Toni P. Blackwell
TONI PALMER BLACKWELL

STATE OF ALABAMA)

) ss.

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MAX ALVIN BLACKWELL and TONI PALMER BLACKWELL, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the December 2, 2021.

Natalie Bonner Choran
NOTARY PUBLIC

My commission expires: _____

NATALIE BONNER CHORAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 15, 2025

