

After Recording, Mail To:

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



20211210000586780 1/2 \$160.00
Shelby Cnty Judge of Probate, AL
12/10/2021 10:49:26 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 0 000 002.002

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 P. 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:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 32. Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section for 185.88 feet to the point of beginning; thence continue last described course for 290.36 feet, thence 88 deg. 52' 27" left run 264.55 feet, thence 30 deg. 53' 02" right run 66.00 feet to the Northerly R/W of Shelby County hwy. #28; thence 31 deg. 54' 04" left run 2218.58 feet to the north line of NE 1/4 of the NW 1/4 of said section; thence 89 deg. 58' 34" left run West for 515.81 feet to the NW corner of last said 1/4-1/4; thence 90 deg. 01' 26" left run South along the West line thereof for 1843.51 feet to the north line of said highway; thence 51 deg. 38' 20" left run along said R/W for 324.87 feet to the point of a curve to the left; thence 3 deg. 08' 48" left run a cord distance of 128.90 feet; thence 77 deg. 17' 10" right from said cord and R/W run 455.07 feet to the point of beginning. Containing 26.08 Acres more or less including any easements and rights of ways.

COMMONLY known as: Hwy 28, Columbiana, AL.

Tax Assessed Value: \$133,920.00

Date of Sale: 12/2/2021

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: \$134.00

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

_____ is homestead property of the said grantors

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



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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 P. 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 P. 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

