



20211210000586790 1/2 \$110.50
Shelby Cnty Judge of Probate, AL
12/10/2021 10:49:27 AM FILED/CERT

After Recording, Mail To:

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

This Document Prepared By:

JENNIFER S. TAYLOR
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 0 000 010.000

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 grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

MAX ALVIN BLACKWELL, a married man, the GRANTOR,

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

hereby conveys and quitclaims 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:

A parcel of land described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, thence run North, along the East line of said quarter-quarter section a distance of 6.90 feet, to the North right of way line of Shelby County Highway No. 28, and the point of beginning, thence continue North along the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 426.02 feet, thence turn an angle of 90 deg. 00 min. to the left, and run West a distance of 684.30 feet, thence turn and angle of 64 deg. 48 min. to the left, and run a distance of 154.03 feet, to the North right of way line of said Shelby County Highway No. 28, thence turn and angle of 88 deg. 48 min. to the left, 266.78 feet to a point on the North right of way line of said Highway, thence turn an angle of 6 deg. 20 min. to the left, and run a distance of 343.80 feet to a point on the North right of way line of said Highway, thence turn an angle of 5 deg. 02 min, to the left, and run a distance of 194.68 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 4.89 acres.

COMMONLY known as:

2707 HWY 28 COLUMBIANA AL 35051, AL.

Tax Assessed Value:

\$84,480.00

Shelby County, AL 12/10/2021
State of Alabama
Deed Tax:\$84.50

Date of Sale:

12/2/2021



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

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

_____ is homestead property of the said grantor

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

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 I have set my hand and seal this 2 day of December, 2021.

Max A. Blackwell
MAX ALVIN 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, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he 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

