

THIS INSTRUMENT PREPARED BY:  
J. ALLSTON MACON, III, ESQ.  
THE LAW OFFICES OF JEFF W. PARMER, LLC  
2204 LAKESHORE DRIVE, SUITE 125  
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:  
GINA MCMANUS  
6855 OLD HIGHWAY 280  
STERRETT, AL 35147

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR REVIEW OF A TITLE SEARCH OR REPORT

## QUITCLAIM DEED

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **Ten and No/100 Dollars (\$10.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby acknowledged, **Magaret J. Cannon**, a single woman, whose address is 4208 Milhaven Drive, Birmingham, AL 35243 (referred to as **GRANTOR**), do hereby grant, bargain, sell and fully convey unto **Gina McManus**, (herein referred to as **GRANTEE**), the right, title and interest, if any, which Grantors may have in the following described real estate, situated in Shelby County, Alabama to-wit:

From the Southeast corner of the Northeast quarter of the Northwest quarter, Section 30, Township 19 South, Range 1 East, run North along the East, boundary of said quarter-Quarter a distance of 453.04 feet to the South right of way line of U.S. Highway 280; thence left 71 degrees 08 minutes along said right of way line a distance of 125.92 feet to the point of beginning; thence continue in a straight line a distance of 210.00 feet; thence left 108 degrees 52 minutes a distance of 210.00 feet; thence left 71 degrees 08 minutes a distance of 210.00 feet; thence left 108 degrees 52 minutes a distance of 210.00 feet to point of beginning. Situated in Shelby County, Alabama.

Also, a right of way for ingress and egress over and across the following described parcel of land: from the Southeast corner of the Northeast quarter of the Northwest quarter, Section 30, Township 19 South, Range 1 East, run North along the East boudary of said quarter-Quarter section a distance of 453.04 feet to the South right of way line of U.S. Hightway 280;thence left 71 degrees 08 minutes along said right of way line a distance of 105.92 feet to the point of beginning; thence continue in a straight line a distance of 20.00 feet; thence left 108degrees 52 minutes a distance of 210.00 feet; thence left 17 degrees 28 minutes a distance of 204.53 feet to the point of beginning. Situated in Shelby County, Alabama.

**Source of title: Instrument #20211215000593800**



**Physical address: 6855 Old Highway 280, Sterrett, AL 35147**

**This property is not the homestead of GRANTOR.**

**TO HAVE AND TO HOLD** unto the said **GRANTEES**, their heirs and assigns, forever.

**IN WITNESS WHEREOF, GRANTORS** have hereunto set their hands and seals, this 15<sup>th</sup> day of December, 2021.

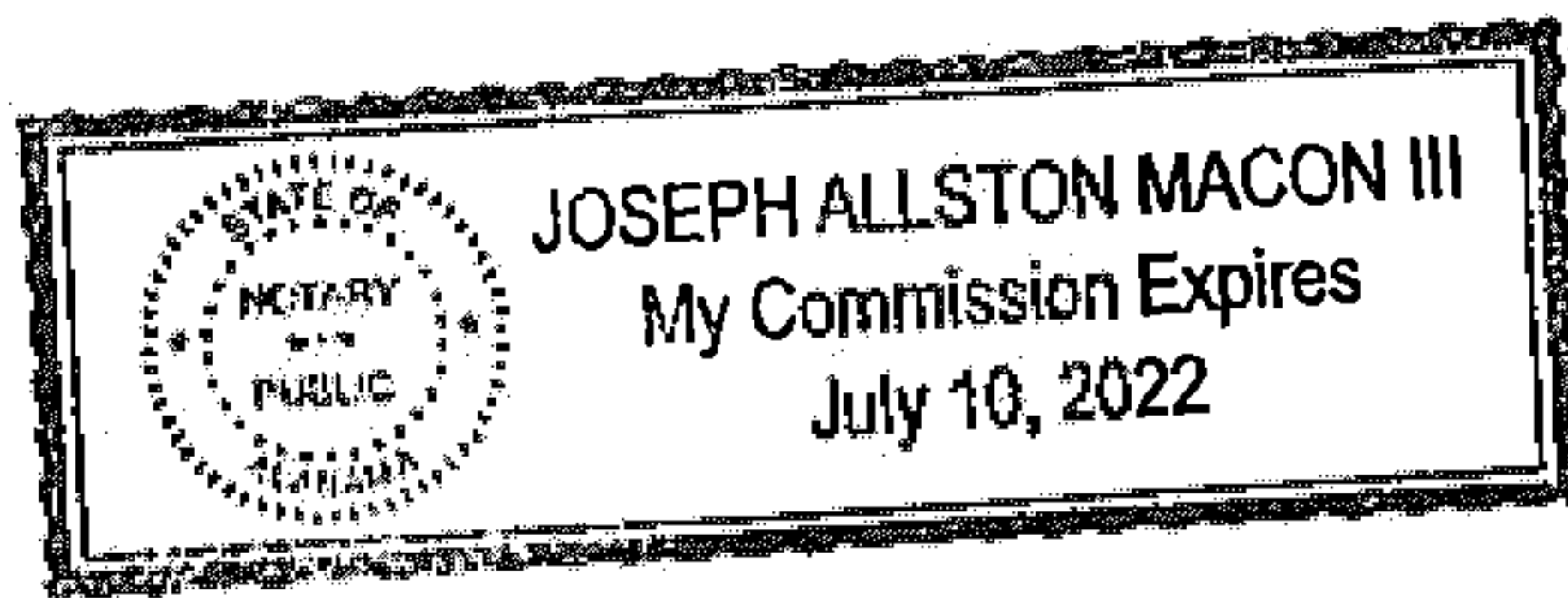
  
**Margaret J. Cannon**

**STATE OF ALABAMA** )  
 )  
**COUNTY OF JEFFERSON** )

I hereby certify that **Margaret J. Cannon**, whose name is signed to the foregoing Conveyance, and who is known to me (or identity is satisfactorily proven), 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 15<sup>th</sup> day of December, 2021.

  
Notary Public (Seal)  
My Commission Expires:





**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Margaret J. Cannon

Grantees' Names Gina McManus

Mailing Address 4208 Millhaven Drive  
Birmingham, AL 35243Mailing Address 6855 Old Highway 280  
Sterrett, AL 35147Property Address 6855 Old Highway 280  
Sterrett, AL 35147Date of Sale December 15, 2021

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 155,770.00The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other Tax Assessed Value☐ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.**Instructions**Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and  
their current mailing address.Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is  
being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by  
the instrument offered for record.Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by  
the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the  
assessor's current market value.If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use  
valuation, of the property as determined by the local official charged with the responsibility of valuing property for property  
tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I  
further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in  
Code of Alabama 1975 § 40-22-1 (h).Date December 15, 2021Print J. Alston Macomber, III☐ UnattestedSign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Form RT-1**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/15/2021 01:29:06 PM  
\$184.00 BRITTANI  
20211215000593980Alvin S. Boyd