

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

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12/28/2021 02:33:53 PM

QCDEED 1/2

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Nicole Breanne Bentley

1917 Chandalar Ct.

Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Nicole Breanne Bentley, Formerly Known As Nicole B. Belflower, and James Bentley, a married couple**, the "Grantors" herein, in hand paid by **Nicole Breanne Bentley**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantees all their right, title, interest, and claim in or to the following described real estate, to wit:

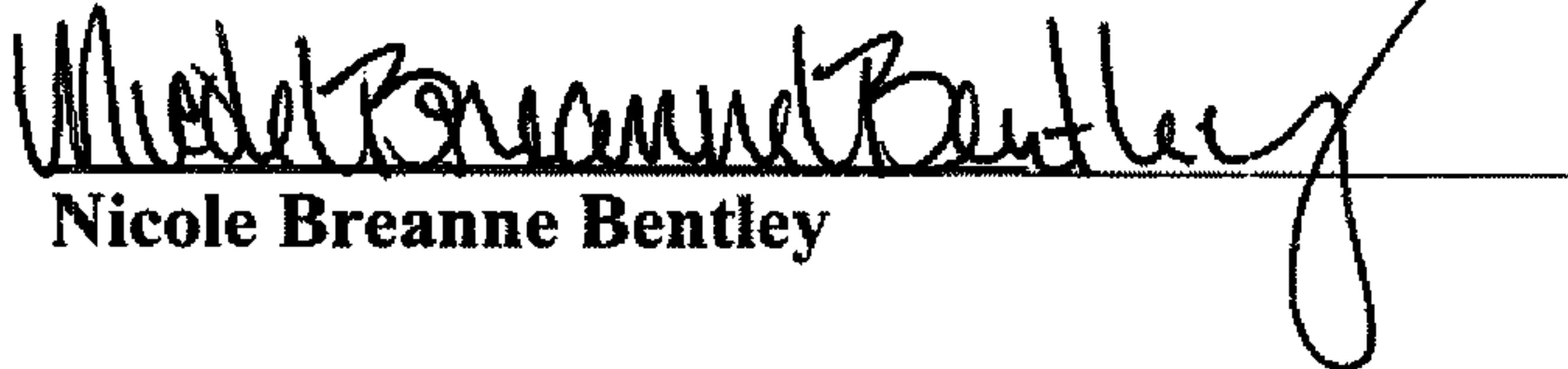
Unit "A", Building 4, Lot 3 of Chandalar South Townhouses, as recorded in Map Volume 7, Page 166, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 14.90 feet; thence 90 degrees left in a Northeasterly direction for a distance of 20.0 feet to the Point of Beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Unit "A", "B", "C" and "D" and the center line of the wood fence joining the Westerly corner of Unit "A"; thence continue in a Northeasterly direction along the center line of said fence, wall and fence, being the Northwest side of Unit "A" a distance of 68.0 feet to the most Northerly corner of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 26.21 feet to intersection of the center line of the wood fence common to Units "A" and "B", thence right in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B" "C" and "D"; thence right in a Northwesterly direction along the center line of last described fence a distance of 26.07 feet to the Point of Beginning. Situated in Shelby County, Alabama.

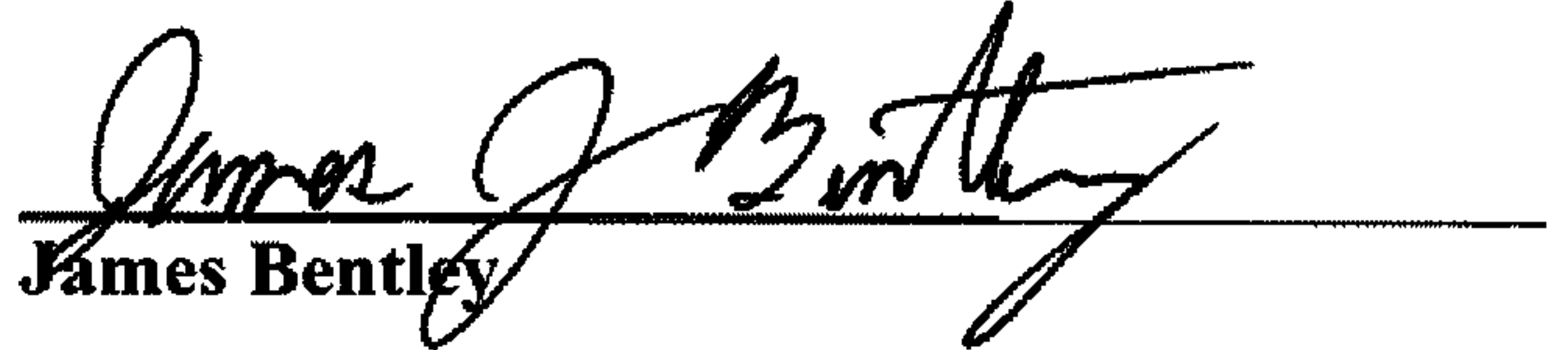
- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

It is the intent of James Bentley to relinquish and convey any and all right, title and interest in the above described property to Nicole Breanne Bentley, as it is the case that James Bentley no longer resides at the property as his homestead residence.

TO HAVE AND TO HOLD to the said **Nicole Breanne Bentley** and Grantee's heirs and assigns forever.

Given under my hand and seal this 16th day of December, 2021.

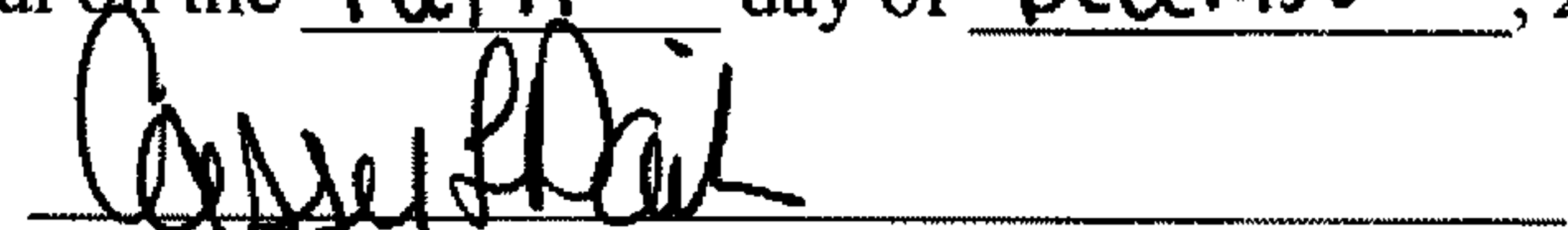

Nicole Breanne Bentley


James Bentley

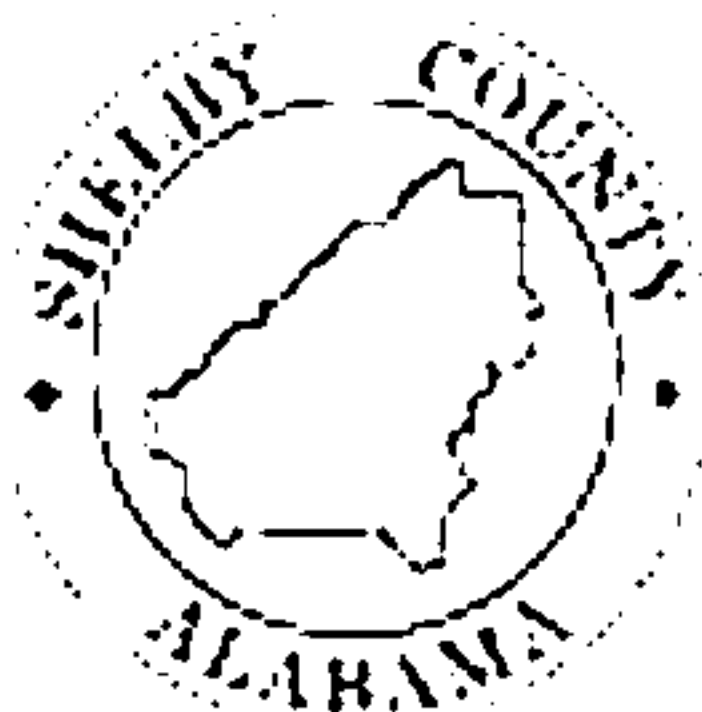
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Nicole Breanne Bentley and James Bentley**, who 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, they executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 16th day of December, 2021.


Notary Public
Commission Expires: 5-17-22

Property Address: 1917 Chandalar Ct., Pelham, AL 35124
Grantor Address: 1917 Chandalar Ct., Pelham, AL 35124
Grantee Address: 1917 Chandalar Ct., Pelham, AL 35124
½ Interest: \$47,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 02:33:53 PM
\$72.50 JOANN
20211228000609820

