

20220112000014970
01/12/2022 03:54:39 PM
QCDEED 1/4

The property conveyed does not constitute Homestead of either Grantor.

THIS INSTRUMENT PREPARED BY:
Whitney L. Eiland, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Lisa Eiland
4978 Snowville Brent Road
Dora, AL 35049

Tax Assessor's Property Value: \$191,260
Address of Property: 74 Missouri Road
Shelby, AL 35143
Parcel I.D.: 32 4 18 0 001 023.000
Source of Title: Instrument Number: 20210719000348840

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollar (\$10) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof being hereby acknowledged, Jimmy Ray Armstrong, Jr., a married man with a current address of 1795 County Road 197, Clanton, Alabama 35045, and Lisa Eiland, a married woman with a current address of 4978 Snowville Brent Road, Dora, Alabama 35045, (hereinafter collectively referred to as the "Grantors"), do remise, release, quit claim and convey to Lisa Eiland, with a current address of 4978 Snowville Brent Road, Dora, Alabama 35045, Jacob Tyler Eiland, a married man, with a current address of 4986 Snowville Brent Road, Dora, Alabama 35062, and Christopher Lance Eiland, an unmarried man, with a current address of 1315 Bristol Manor, Birmingham, Alabama 35242, (hereinafter collectively referred to as the "Grantees"), as joint tenants with right of survivorship, all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, more particularly described as follows, to-wit:

Parcel I

Part of the NW 1/4 of the NW 1/4 of Section 23, Township 17 S.,
Range 1 E., described as follows:

Commence at the NE corner of said 1/4 - 1/4 section and run west
along the North line of said 1/4 - 1/4 section 482.0 feet., thence turn
89 degrees 47 minutes left and run southerly 50.0 feet to the point
of beginning of the parcel of land herein described; thence continue
running southerly along same course 125.0 feet; thence turn 90

degrees 13 minutes left and run easterly 150.0 feet; thence turn 90 degrees 13 minutes right and run southerly 135.0 feet; thence turn 76 degrees 20 minutes 24 seconds right and run southwesterly 474.30 feet; thence turn 12 degrees 36 minutes 25 seconds left and run southwesterly 191.70 feet; thence turn 3 degrees 26 minutes left and run southwesterly 99.50 feet; thence turn 10 degrees 52 minutes left and run southwesterly 354.60 feet; thence turn 130 degrees 50 minutes right and run northerly 429.25 feet to the southeasterly right of way of a paved public street; thence turn 61 degrees 41 minutes right and run northeasterly along said right of way 316.0 feet; thence 1 degrees 45 minutes right and along said right of way 175.0 feet; thence 2 degrees 39 minutes right and along said right of way 192.0 feet; thence 22 degrees 41 minutes 01 second right and along said right of way 225.0 feet to the point of beginning.

Parcel II

Lots No. 4 and 5 according to the subdivision of Rice Acres as surveyed by W. B. Bennett, and recorded in the Office of Probate Judge of Shelby County, Alabama, in Map Book 3, page 117; Also land owned by Grantors above the present 397 feet contour line of Alabama Power Company adjoining said lots as said contour line exists as of the date hereof.

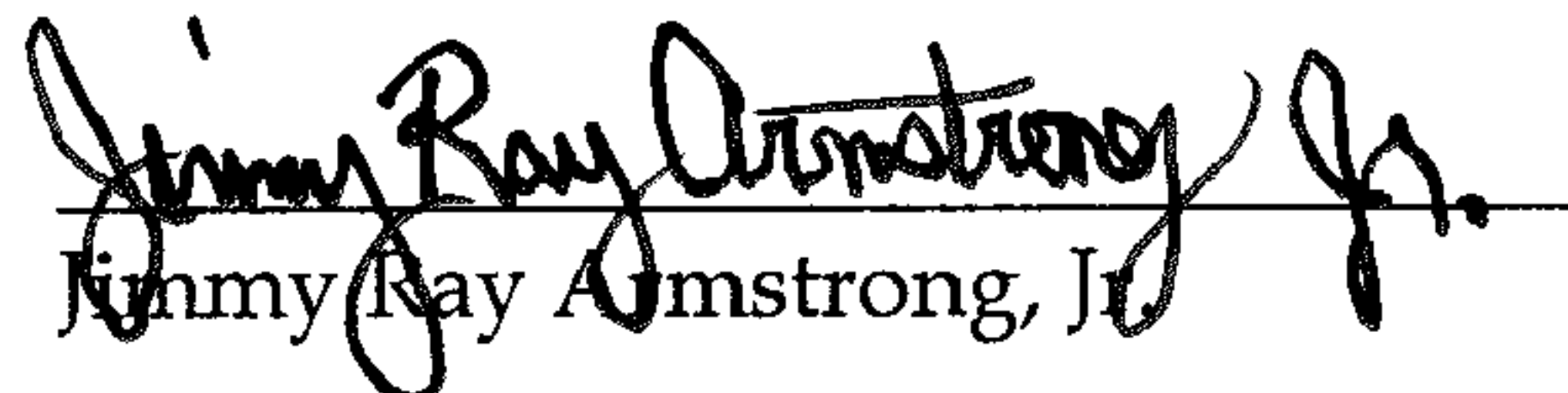
LESS AND EXCEPT that portion of Lot 5 which was conveyed to James M. Wright in deed dated January 24, 1968, and recorded in Deed Book 251, page 701 in the Probate Records of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October, 1, 2022, a lien, but not yet payable.
2. Subject to all easements, reservations, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with right of survivorship, and to the survivor's heirs, personal representatives, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs, personal representatives, and assigns of the surviving Grantee herein shall take as tenants in common.

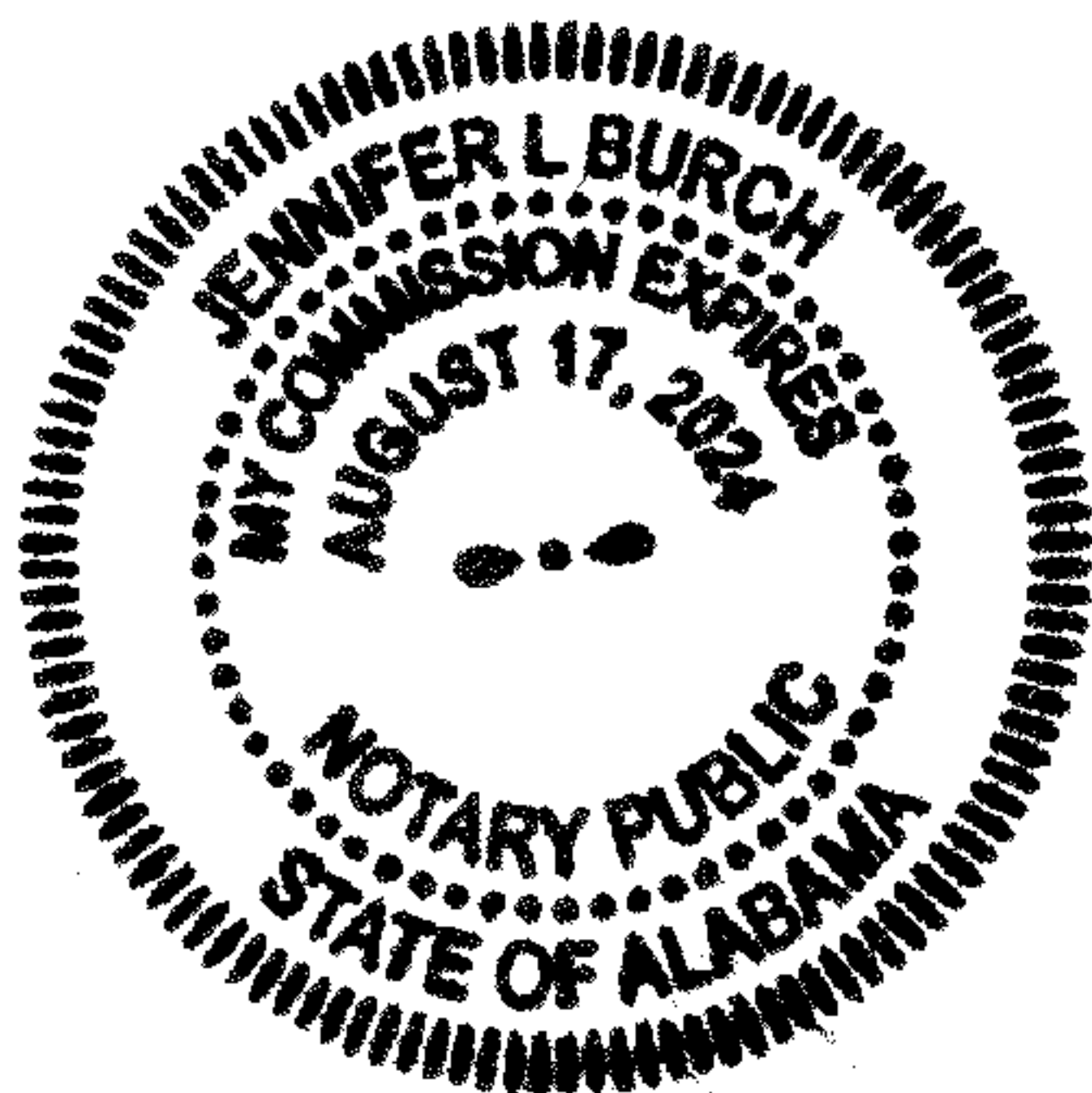
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of October, 2021.


Jimmy Ray Armstrong, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jimmy Ray Armstrong, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of October, 2021.




NOTARY PUBLIC
My Commission Expires: 8/17/2024

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of October, 2021.

Lisa Eiland

Lisa Eiland

STATE OF ALABAMA)
SHELBY COUNTY)

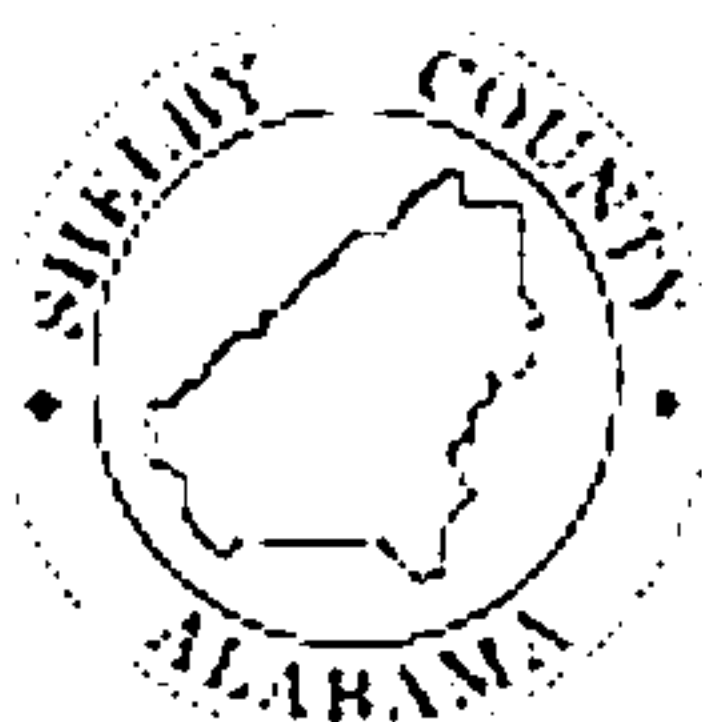
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lisa Eiland, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of October, 2021.

Jennifer L Burch

NOTARY PUBLIC

My Commission Expires: 8/17/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2022 03:54:39 PM
\$223.50 CHARITY
20220112000014970

Allie S. Bayl