

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
Clanton, AL 35045
(205) 755-1975



20220404000135720 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
04/04/2022 12:15:00 PM FILED/CERT

QUITCLAIM DEED

SEND TAX NOTICES TO:

**170 Mae Drive
Alabaster, AL 35007**

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

That for and in consideration of the sum of Thirty-eight Thousand and 0/100 (\$38,000.00) and other good and valuable considerations, in hand paid to, **Austin Miskelly, a married person**, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto, **Tarcisio Franco**, (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8 of Siluria Mills Property Line Map recorded in Map Book 5, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama located in Section 11, Township 21S, Range 03W.

Parcel # 58-23-01-11-2-003-003.000

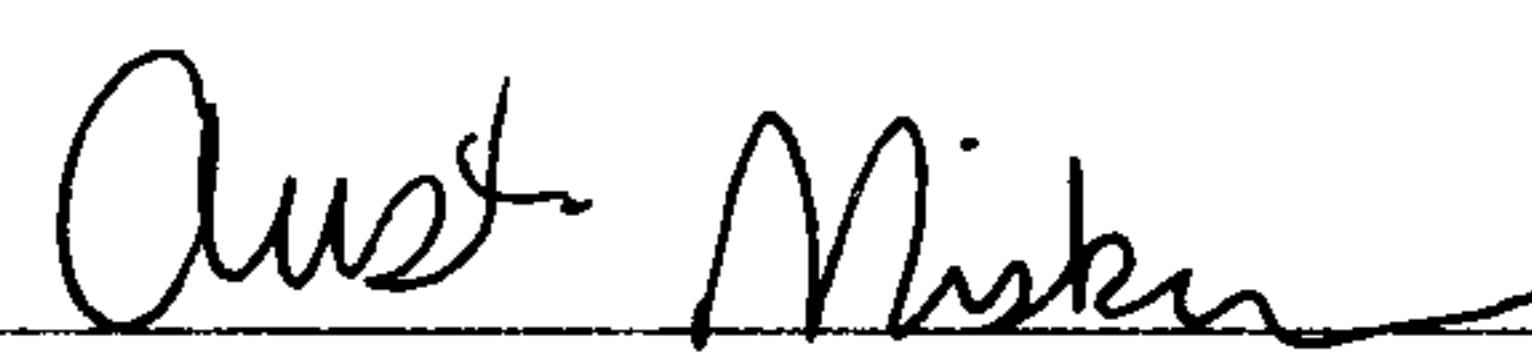
\$18,000.00 of the Purchase Price was obtained by a purchase money mortgage.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: This property may be subject to a right of redemption due to the seller acquiring the property via tax sale.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 30th day of March, 2022.


AUSTIN MISKELLY

STATE OF ALABAMA

)

Shelby County, AL 04/04/2022
State of Alabama
Deed Tax: \$20.00



20220404000135720 2/2 \$45.00
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COUNTY OF CHILTON)

)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Austin Miskelly, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2022.

S
NOTARY PUBLIC

My Commission Expires: 4-23-23

Address of Grantee:

170 Mae dr
Alabaster AL 35007

Address of Grantor:

117 Big Oak Drive
Maylene, AL 35114

Property Address:

8th Street SW
Alabaster, AL 35007

Real Value: \$38,000.00 according to sales contract