

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
ATTORNEYS AT LAW
10052 AL Highway 119
Alabaster, AL 35007
(205) 729-5054


20220415000156070 1/2 \$50.50
Shelby Cnty Judge of Probate, AL
04/15/2022 10:54:14 AM FILED/CERT

QUITCLAIM DEED

SEND TAX NOTICES TO:

179 Highway 22
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty five thousand five hundred and 0/100 (\$25,500.00) and other good and valuable considerations, in hand paid to **SHANE M. JONES, a married person** (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby **RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY** unto **MARIA ARACELY ZAMORA REYES, and ADELINA REYES QUINTANILLA** (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:

From the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, go North 88 degrees 39' 40" West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 489.00 feet to an iron for a point of beginning; thence continue North 88 degrees 39' 40" West a distance of 167.79 feet to an iron; thence South 18 degrees 05' 16" East a distance of 204.98 feet to an iron on the Northerly right of way line of Shelby County Highway #22; thence North 84 degrees 37' 42" East along said right of way a distance of 103.75 feet to an iron; thence North 00 degrees 15' 23" East a distance of 181.22 feet to the point of beginning. Lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama. Said parcel having a tax identification number of # 26-1-02-0-001-027.005

Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 385.00 feet; thence turn an angle right of 90 degrees 42' run North for 875.00 feet to the point of beginning; thence continue along the last described course for 178.95 feet to a point on the South right of way of Shelby County Highway #22; thence turn an angle to the left of 82 degrees 34' 01" and run Northwest along the South right of way of 105.90 feet; thence turn an angle to the left of 97 degrees 27' 30" and run South for 196.67 feet; thence turn an angle to the left of 92 degrees 10' and run East for 105.00 feet to the

Shelby County, AL 04/15/2022
State of Alabama
Deed Tax: \$25.50

point of beginning. Said parcel having a tax identification number of # 26-1-02-0-001-029.001

Subject to all restrictive covenants and easements of record.

The above described property does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

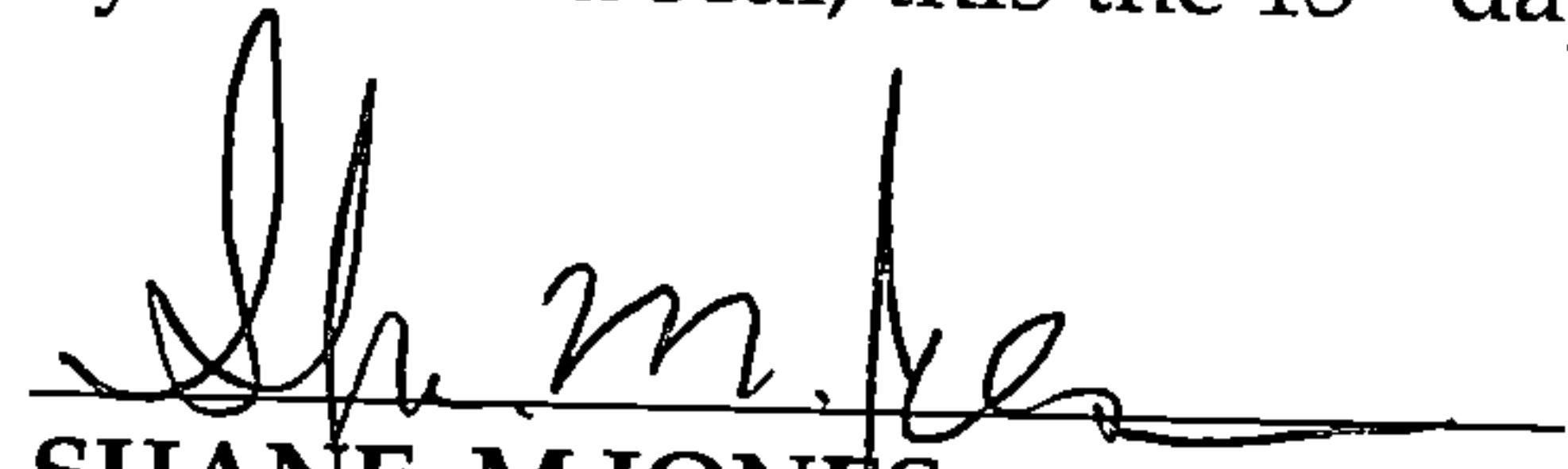
Prior Deed Reference: Deed Book 2015, Page 0508000152070

TO HAVE AND TO HOLD to said Grantees forever.



20220415000156070 2/2 \$50.50
Shelby Cnty Judge of Probate, AL
04/15/2022 10:54:14 AM FILED/CERT

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 15th day of April 2022.

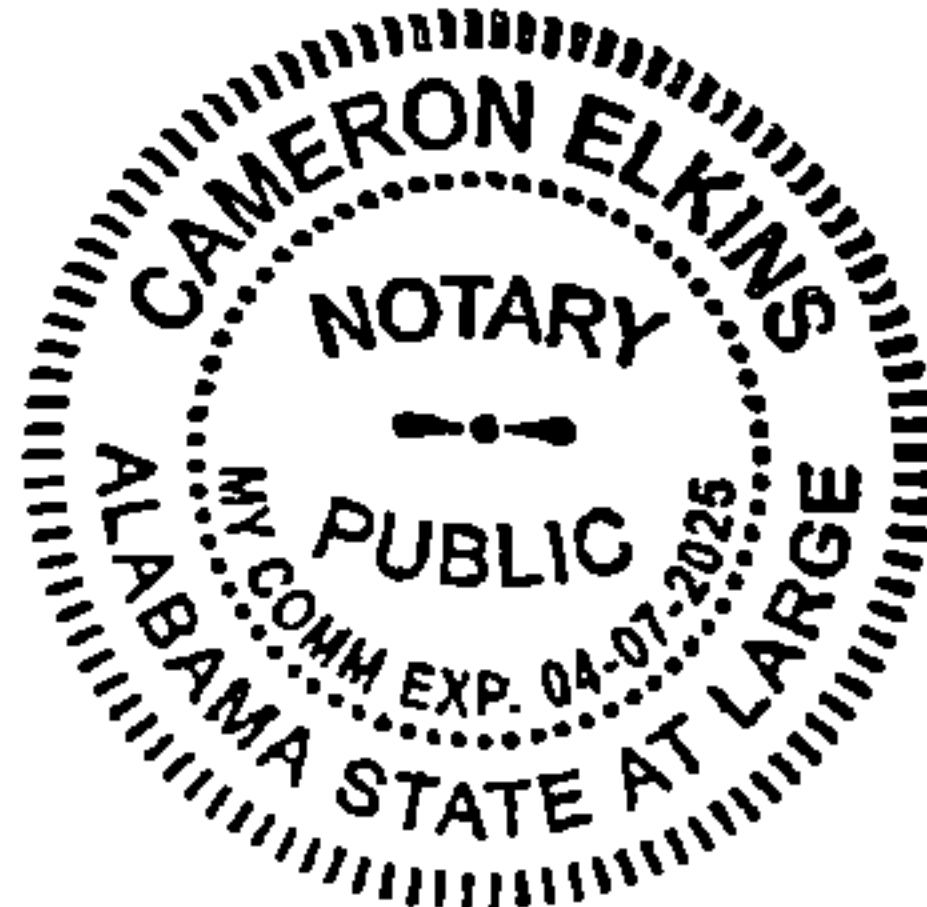

SHANE. M JONES

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Shane M. Jones**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April 2022.




NOTARY PUBLIC
My Commission Expires: 04-07-2025

Address of Grantee:

Shane M. Jones
166 Salters Drive
Montevallo AL 35115

Address of Grantor:

Maria A. Zamora-Leyes
103 Magnolia Ln
Annapolis Md
21403

Property Address:

179 Highway 22
Montevallo, AL
35115

Real Value: \$25,500.00