

20220517000201150
05/17/2022 02:52:57 PM
QCDEED 1/3

*Assessor Market Value: \$120,160.00
Conveying 1/2 interest: \$60,080.00

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Dailey

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121
Pelham, AL 3512

Send Tax Notice to:

(Name) Landon Tyler Wallace

(Address) 1181 Old Hwy 25 W
Columbiana, AL 35051

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Landon Tyler Wallace and Annie G. Bateman, husband and wife, and Elizabeth Danielle Miller, a single woman, whose mailing address is 1181 Old Highway 25 W, Columbiana, AL 35051**, the "Grantors" herein, in hand paid by **Landon Tyler Wallace and Annie G. Bateman, whose mailing address is 1181 Old Highway 25 W, Columbiana, AL 35051**, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantors do 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, situated in Jefferson County, Alabama, **the address of which is 1181 Old Highway 25 W, Columbiana, AL 35051**; to wit:

All that certain lot or parcel of land situated in the City of Columbiana, County of Shelby, State of Alabama, being more particularly described as follows:


A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW Corner of the NW 1/4 of the NW 1/4 of Section 35, Township 21 South Range 1 West, Shelby County, Alabama; thence N88°30'09" E for a distance of 80.42' to the Point of Beginning; thence N88°53'17" E for a distance of 281.84'; thence N02°44'35" W for a distance of 653.74' to the Southerly R.O.W. line of Old Highway 25 West; thence S63°23'38" W and along said R.O.W. line for a distance of 170.20' to a curve to the right, having a radius of 2258.06' and subtended by a chord bearing S64°49'51" W, and a chord distance of 104.64'; thence along the arc of said curve and along said R.O.W. line for a distance of 104.65'; thence S00°23'08" W and leaving said R.O.W. line for a distance of 537.75' to the Point of Beginning. According to the Survey of Rodney Shiflett, dated May 7, 2020.

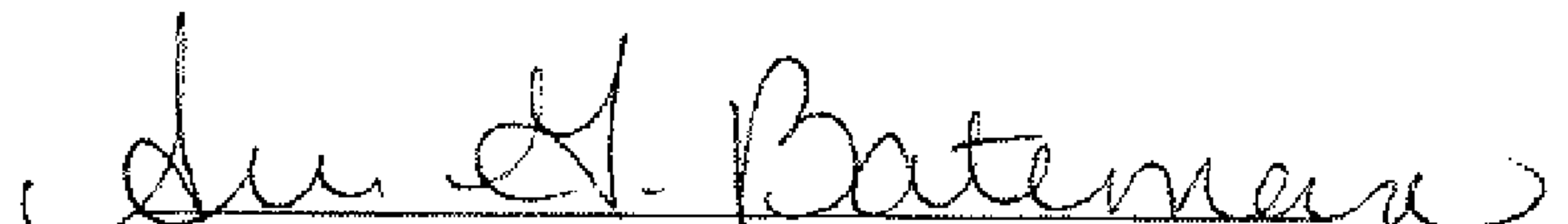
- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Landon Tyler Wallace and Annie G. Bateman, as joint tenants, with right of survivorship**, and Grantee's heirs 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 of 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 and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal this 2nd day of May 2022.

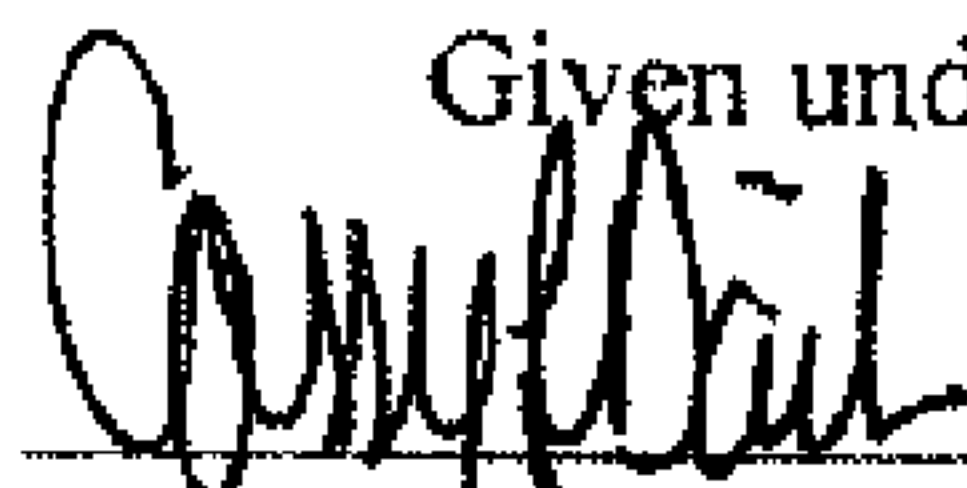

Landon Tyler Wallace


Annie G. Bateman

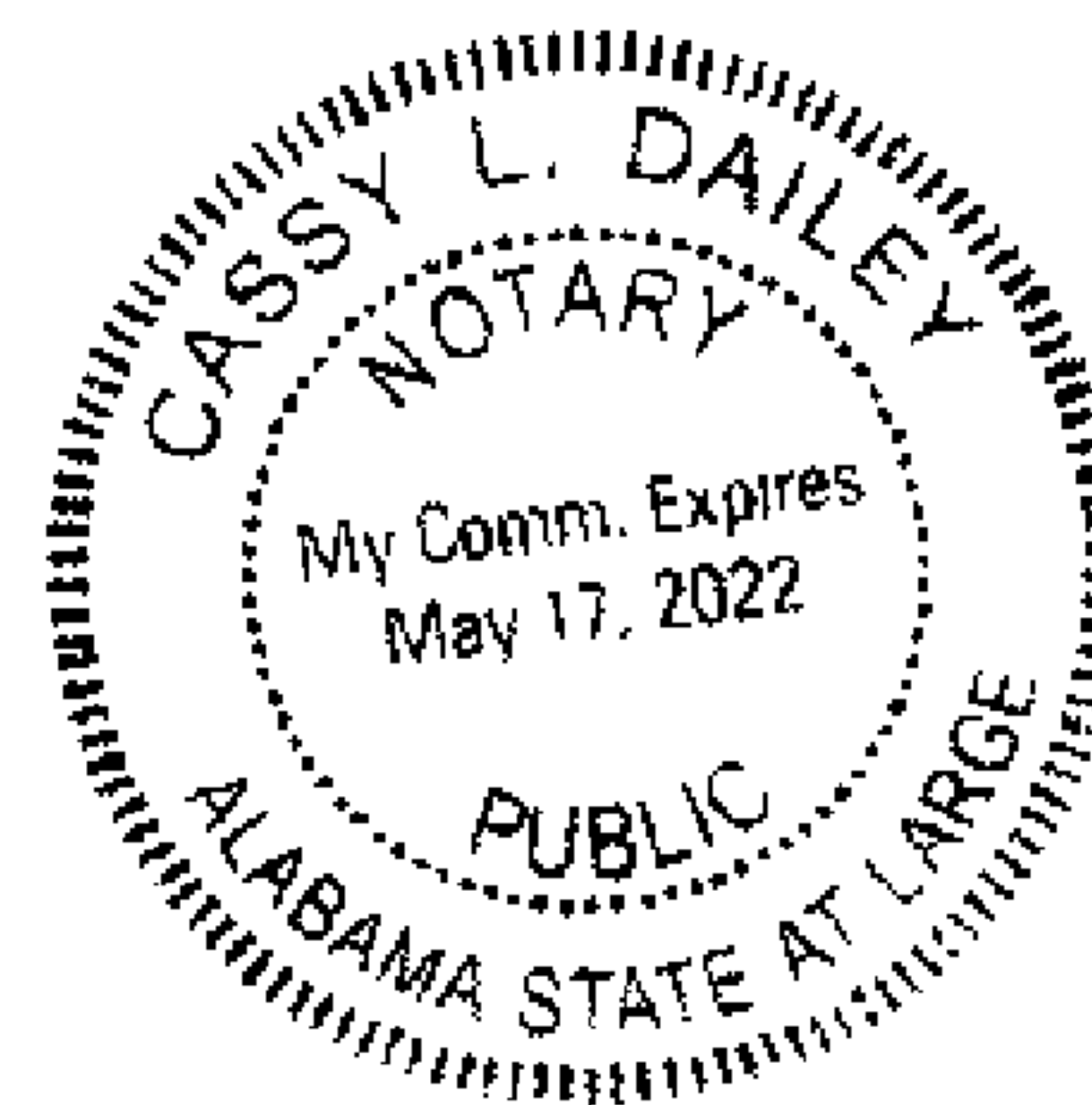
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Landon Tyler Wallace and Annie G. Bateman, 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 2nd day of May 2022.



Notary Public
Commission Expires: 5-17-22



Elizabeth Danielle Miller
Elizabeth Danielle Miller

STATE OF ALABAMA)
SHELBY COUNTY)

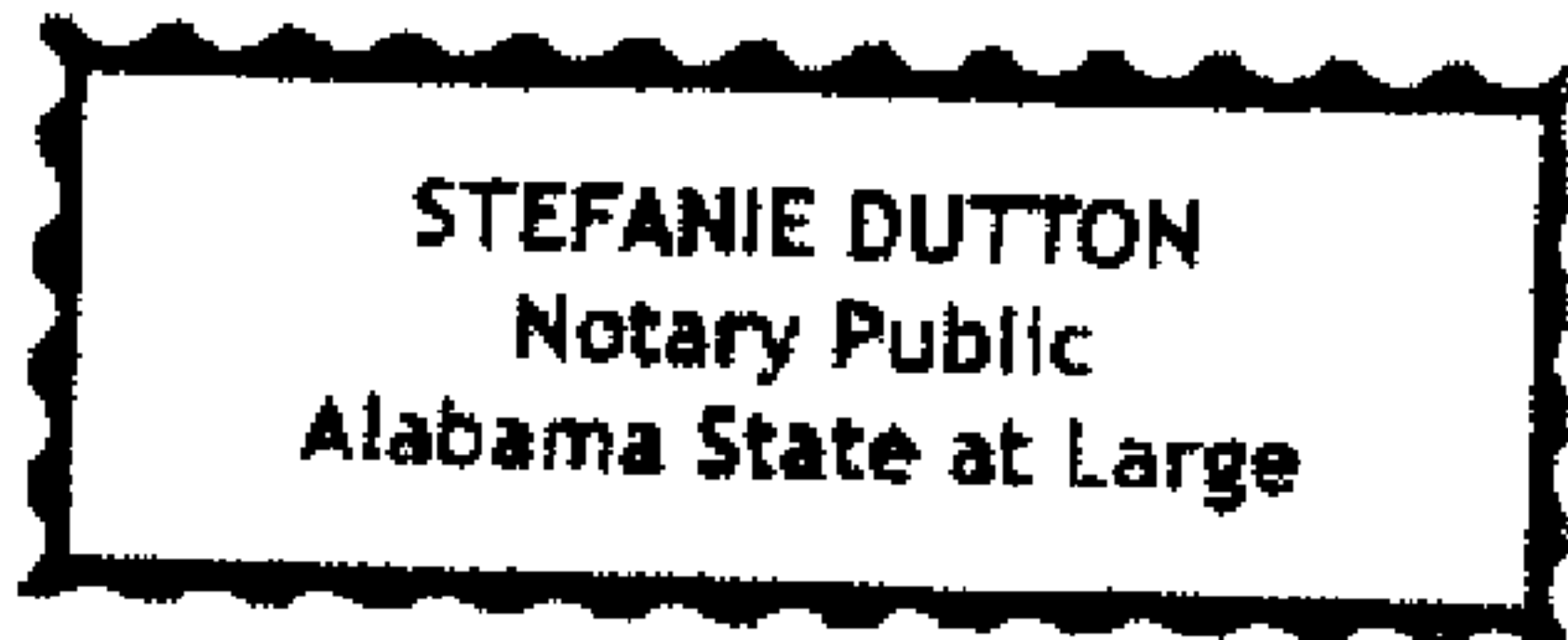
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Danielle Miller, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 27th day of April 2022.

Stefanie Dutton

Notary Public

Commission Expires: May 20, 2024



My Commission Expires
May 20, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 02:52:57 PM
\$89.50 JOANN
20220517000201150

Allie S. Bayl