

*Assessor Market Value: \$488,200.00
Conveying ½ Interest: \$244,100.00

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 35

Send Tax Notice to:

(Name) Traci DeShazo

(Address) 345 Cedar Hill Drive

Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY



20220921000364960 1/3 \$272.50
Shelby Cnty Judge of Probate, AL
09/21/2022 02:11:27 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Traci DeShazo, an unmarried woman, and Chris DeShazo, a unmarried man**, the “Grantors” herein, in hand paid by **Traci DeShazo**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 19, according to the Survey of The Cedars, 2nd Sector, as recorded in Map Book 25, Page 135, in the Probate Office of Shelby County, Alabama.

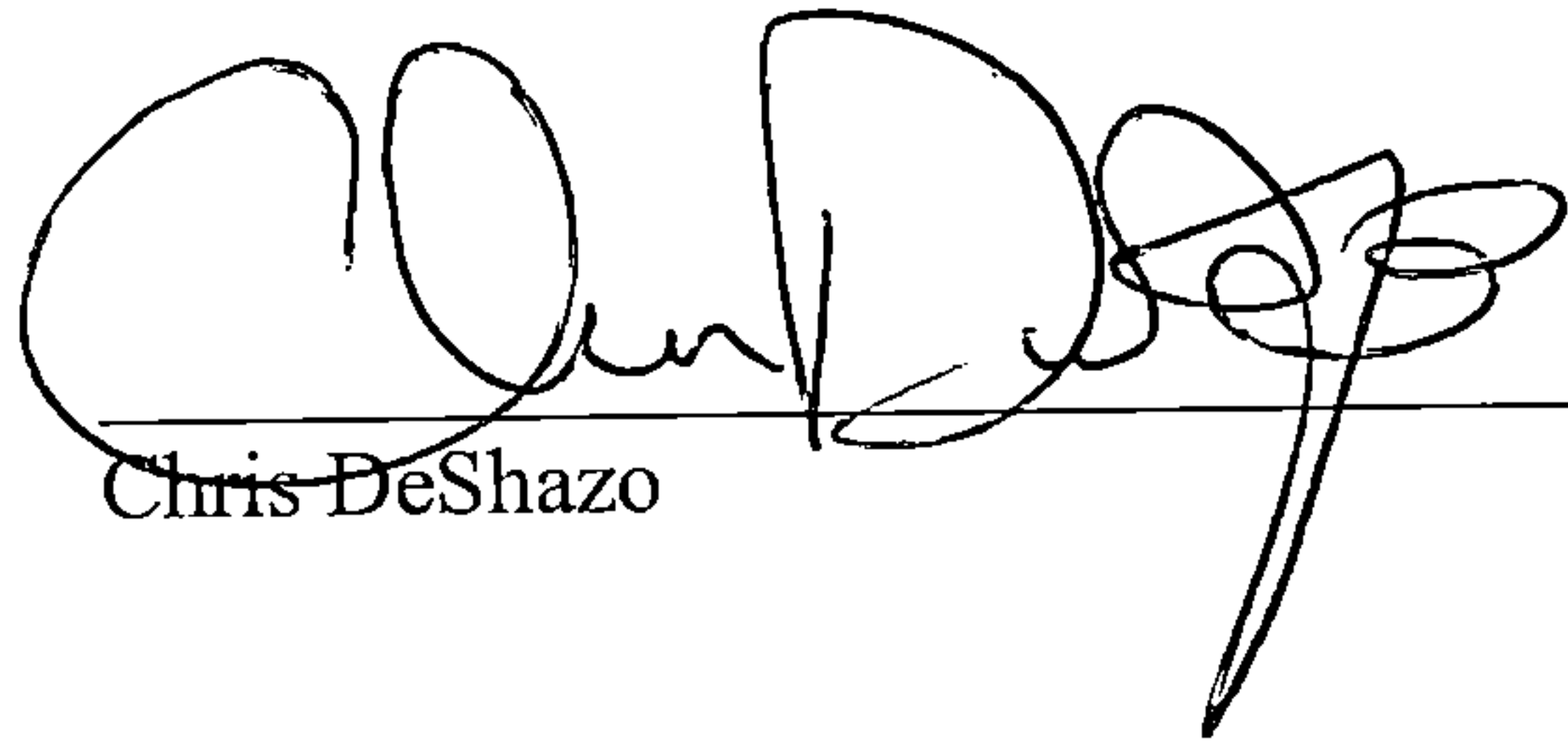
- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Traci DeShazo, and Grantee’s heirs and assigns forever.

Given under my hand and seal this 14th day of June 2022.

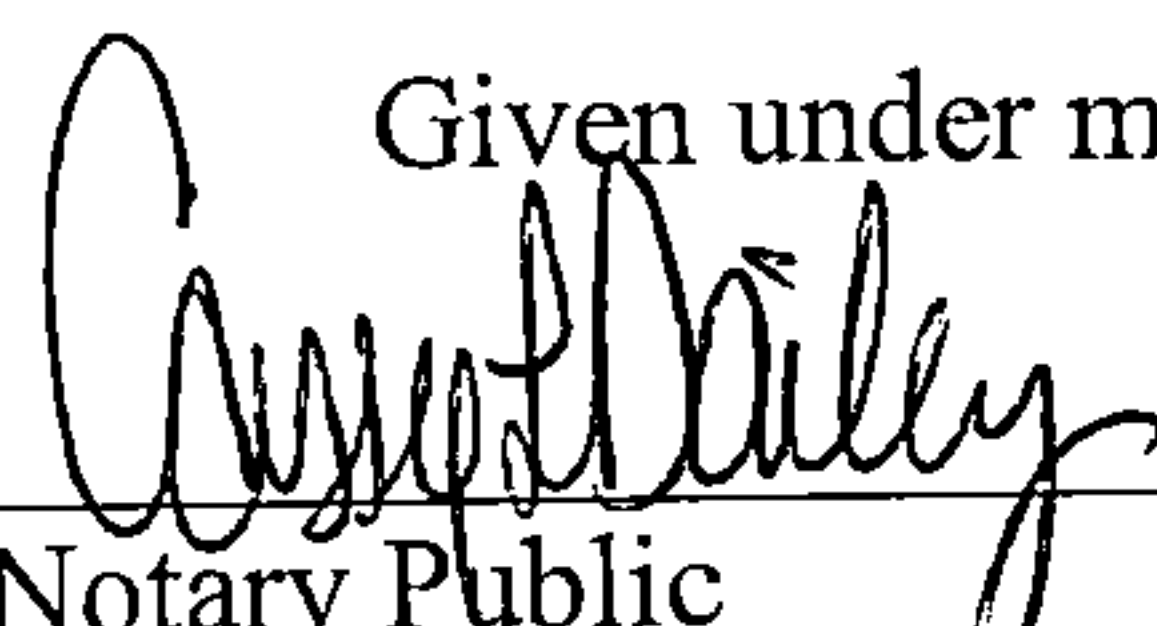
Shelby County, AL 09/21/2022
State of Alabama
Deed Tax: \$244.50


Chris DeShazo

STATE OF ALABAMA)
SHELBY COUNTY)

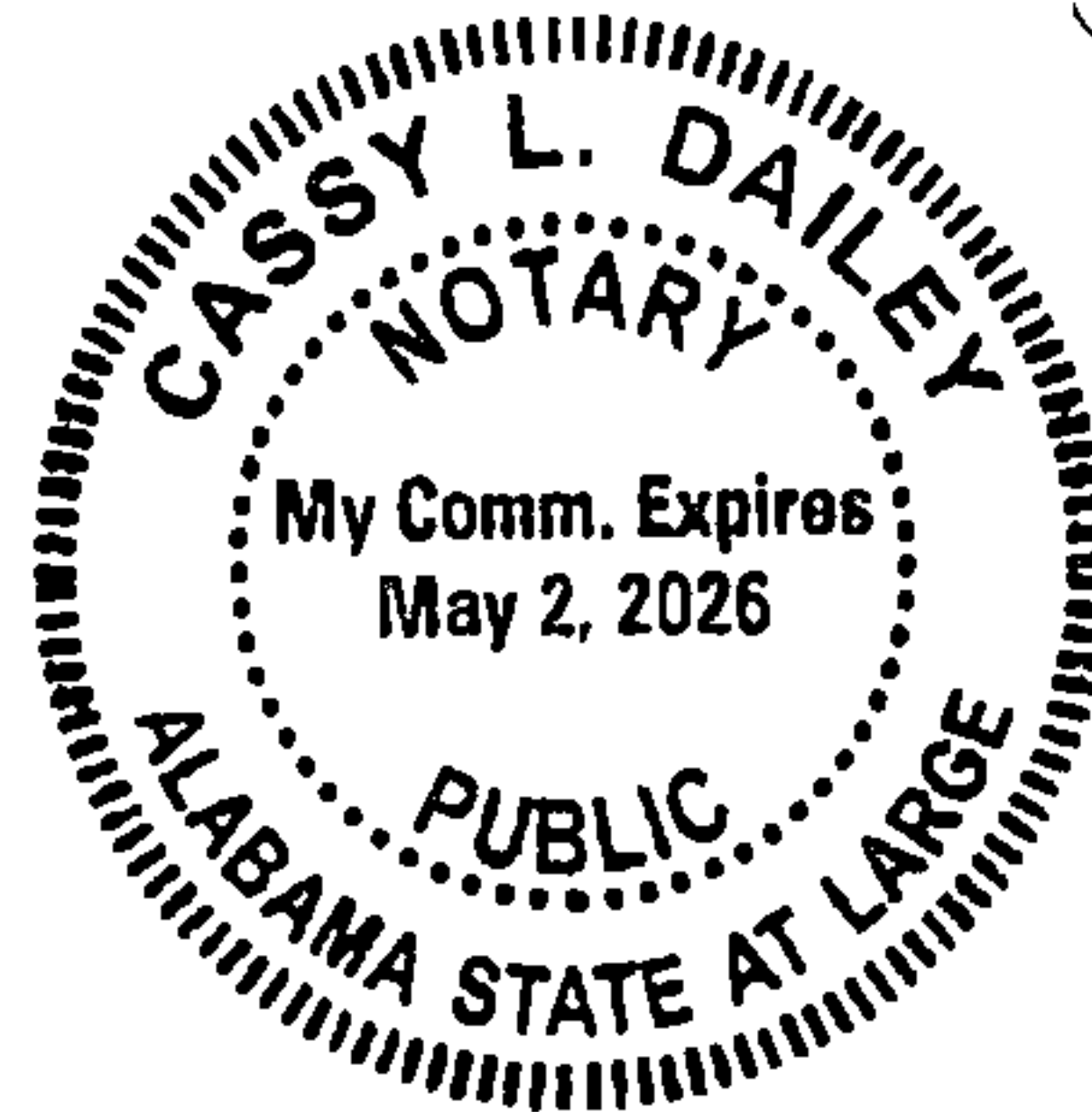
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chris DeShazo, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily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

Given under my hand and official seal on the 14th day of June 2022.



Notary Public
Commission Expires: 5-2-26


20220921000364960 2/3 \$272.50
Shelby Cnty Judge of Probate, AL
09/21/2022 02:11:27 PM FILED/CERT



Traci DeShazo
Traci DeShazo

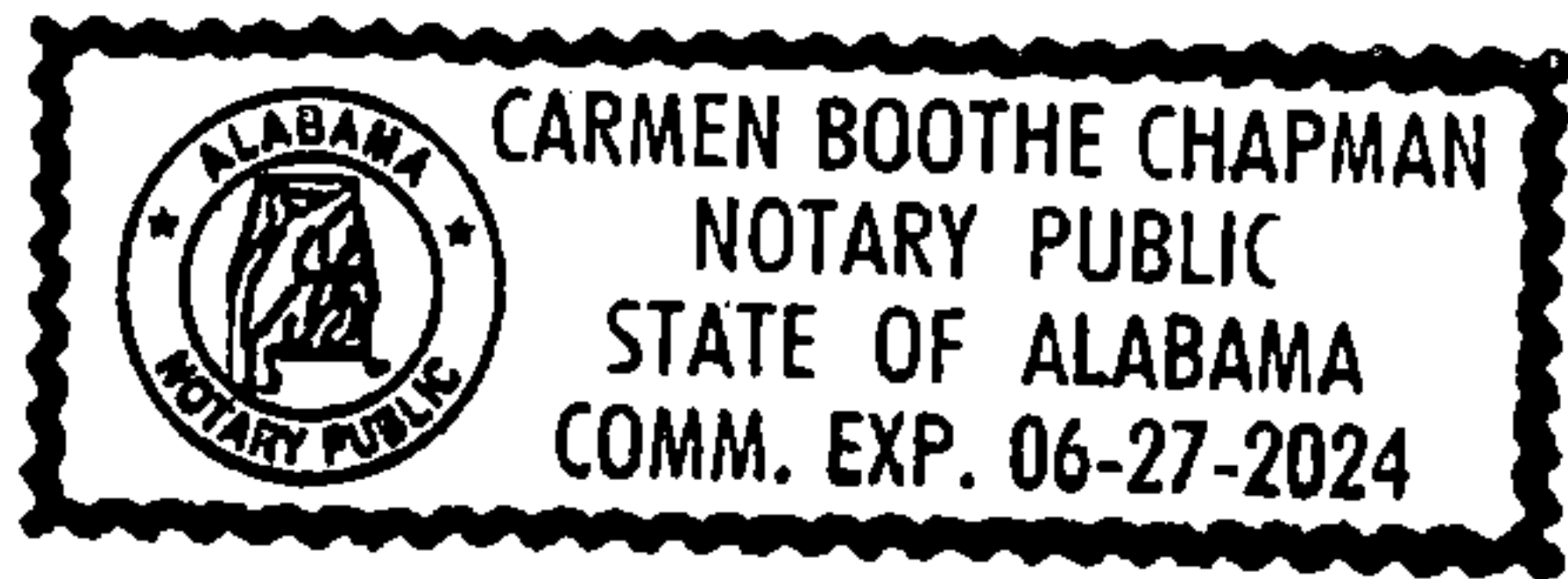
STATE OF ALABAMA)
SHELBY COUNTY)


20220921000364960 3/3 \$272.50
Shelby Cnty Judge of Probate, AL
09/21/2022 02:11:27 PM FILED/CERT

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

Given under my hand and official seal on the 15th day of June 2022.

Carmen Chapman
Notary Public
Commission Expires: 06/27/2024



Seller Mailing Address (Traci DeShazo): 345 Cedar Hill Drive, Birmingham, AL 35242

Seller Mailing Address (Chris DeShazo): 190 Cassy Drive, Jemison, AL 35085

Property Address: 345 Cedar Hill Drive, Birmingham, AL 35242