

Send tax notice to:
NANCY KEY LINDSAY, TRUSTEE
JANE M. KEY GST EMEMPT TRUST
3 BELLERIVE KNOLL
BIRMINGHAM, ALABAMA 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A2
Birmingham, Alabama 35242

STATE OF ALABAMA

Value: 1/2 of \$1,025,000.00
\$512,500.00

SHELBY COUNTY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, in hand paid to the undersigned **BRUCE M. KEY, AS SUCCESSOR TRUSTEE OF THE GST EXEMPT TRUST B UNDER THE BRUCE KEY MANAGEMENT TRUST DATED SEPTEMBER 6, 2006**, whose address is: **1158 GREYSTONE CREST, HOOVER, ALABAMA 35242**, hereinafter referred to as the "Grantors") by **NANCY KEY LINDSAY, AS TRUSTEE OF THE JANE M KEY GST EXEMPT TRUST B F/B/O NANCY KEY LINDSAY, AS ESTABLISHED UNDER LAST WILL AND TESTAMENT OF JANE M KEY, DECEASED, PROBATE CASE NO. PR-2008-7686, SHELBY COUNTY, ALABAMA** whose address is **3 BELLERIVE KNOLL, BIRMINGHAM, ALABAMA 35242**, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of its rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 138-A, according to the Resurvey of Lots 114, 118, 119, 120, 129, 130, 137, 138 and 143, of Shoal Creek, as recorded in Map Book 7, page 20, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

Subject property is one and the same property conveyed in Deeds recorded in Instrument 20021227000647650, Instrument 2003012700046240, Instrument 20030127000046250, Instrument 20030509000289690, Instrument 20070821000394980, Instrument 20100423000123430, Instrument 20100818000263570 and Instrument 20101020000350100 in Probate Office of Shelby County, Alabama.

This deed is being given to clarify title to subject property.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of September, 2022.

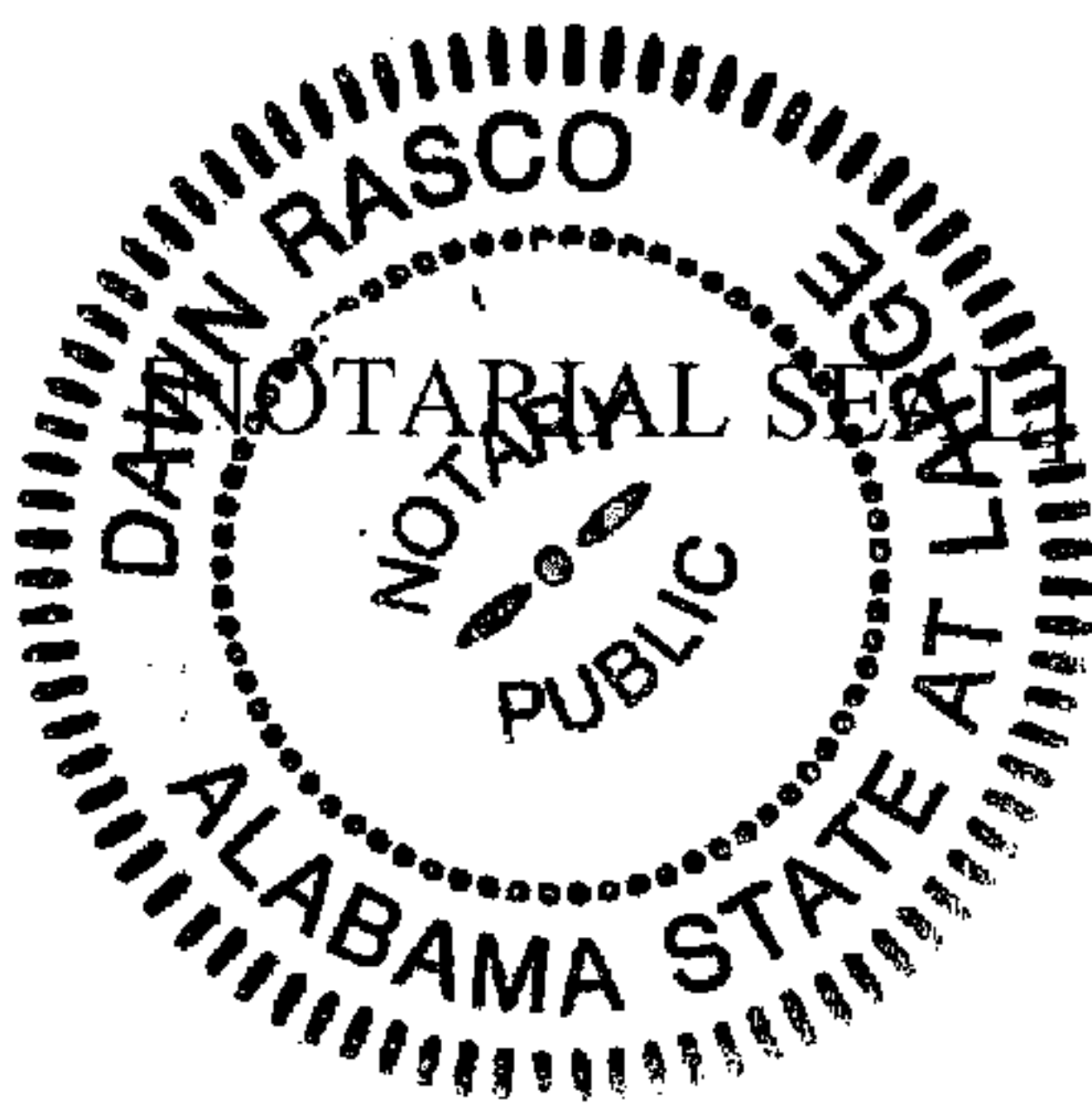
**GST EXEMPT TRUST B UNDER THE
BRUCE KEY MANAGEMENT TRUST
DATED SEPTEMBER 6, 2006**

BY: Bruce M. Key
BRUCE M. KEY, TRUSTEE

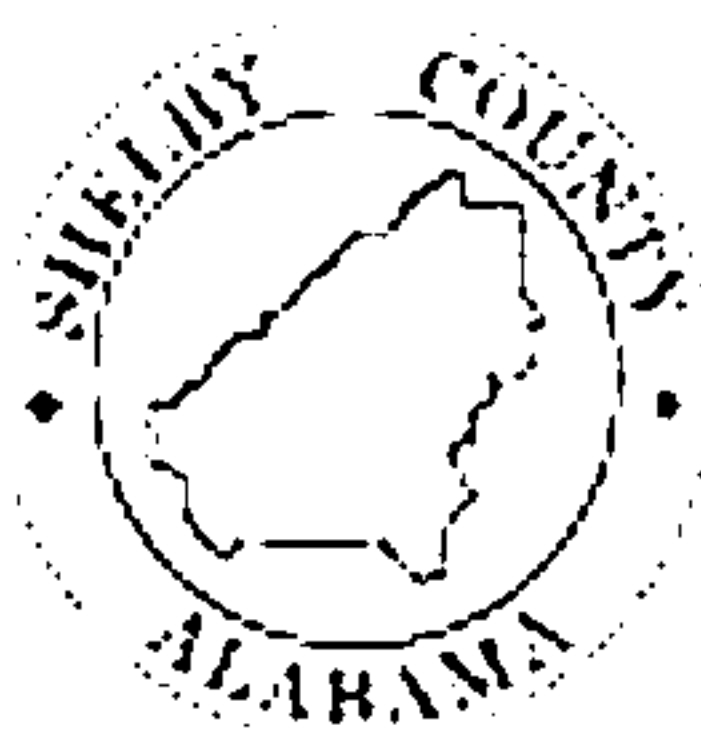
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRUCE M. KEY, whose name as Trustee of the GST EXEMPT TRUST B UNDER THE BRUCE KEY MANAGEMENT TRUST DATED SEPTEMBER 6,, 2006, 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 the said instrument, he as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2022.



Dawn Rasco
Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 11:01:54 AM
\$28.00 BRITTANI
20221010000384420

Allie S. Boyd