

This instrument was prepared by:
B. BOOZER DOWNS, JR.
Downs and Associates, LLC
20038 Highway 11
Woodstock, Alabama 35188
(205) 938-0403
CD22-374

Send tax notice to:
Rodney Williams
6772 Cranville Drive
Clarkston, MI 48348

STATE OF ALABAMA)
 :
SHELBY COUNTY) QUIT CLAIM DEED

KNOW ALL NEW BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Kimberly Braggs, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Barry Williams, J. Terance Williams and Kimberly Braggs**, (hereinafter referred to as Grantees), all her right, title, claim and her one third interest of her father’s one half interest (see heirship affidavit filed simultaneously herewith) in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

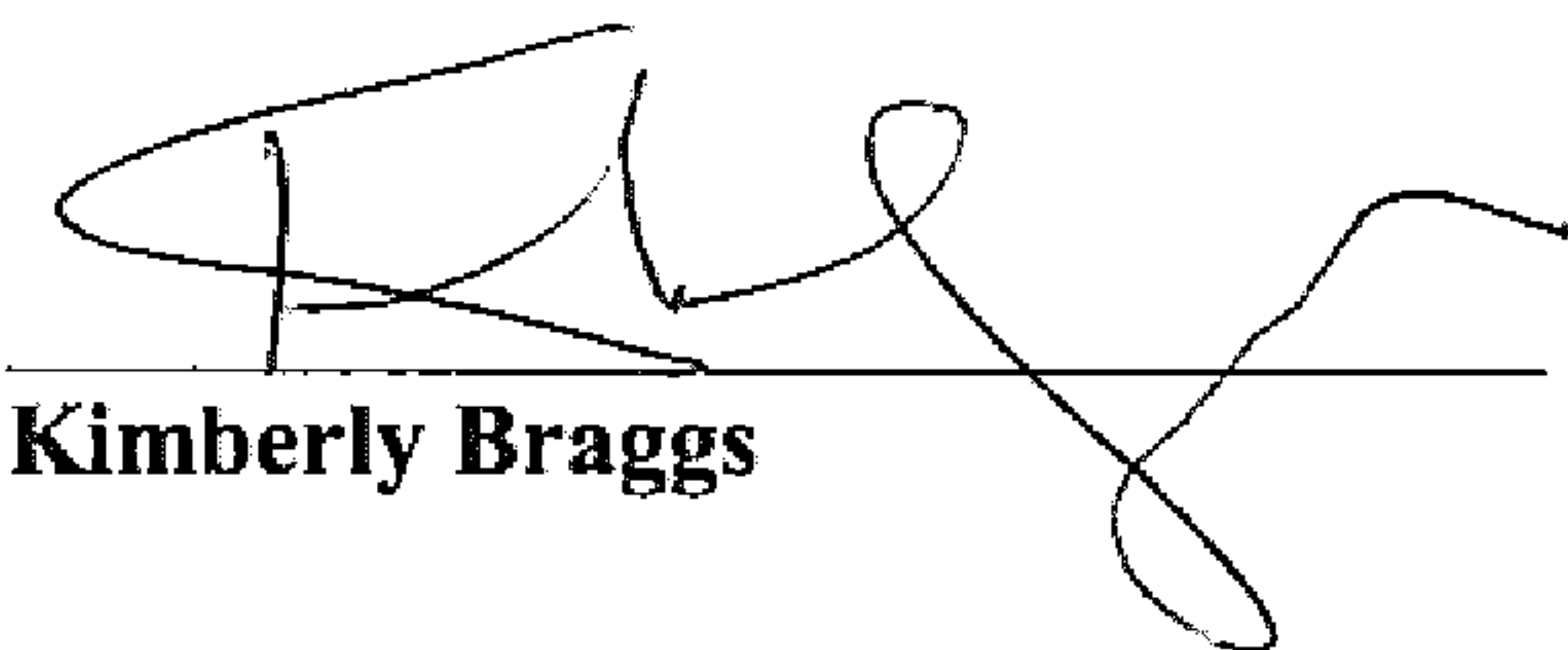
- Subject to:
- 1. Ad valorem taxes due and payable October 1, 2022.
 - 2. All restrictions, easements, rights of parties in possession, encroachments, liens for services, labor or materials, taxes or special assessments, building lines.
 - 3. Easements, encroachments, rights of way, building setback lines, as shown on recorded plat.

****This instrument prepared without the benefit of a title search or title opinion and based upon information provided by grantor. Scrivener makes no warranty as to the quality of the title herein.****

****Grantor certifies this is not her homestead or the homestead of her spouse.****

TO HAVE AND TO HOLD to said GRANTEE forever.

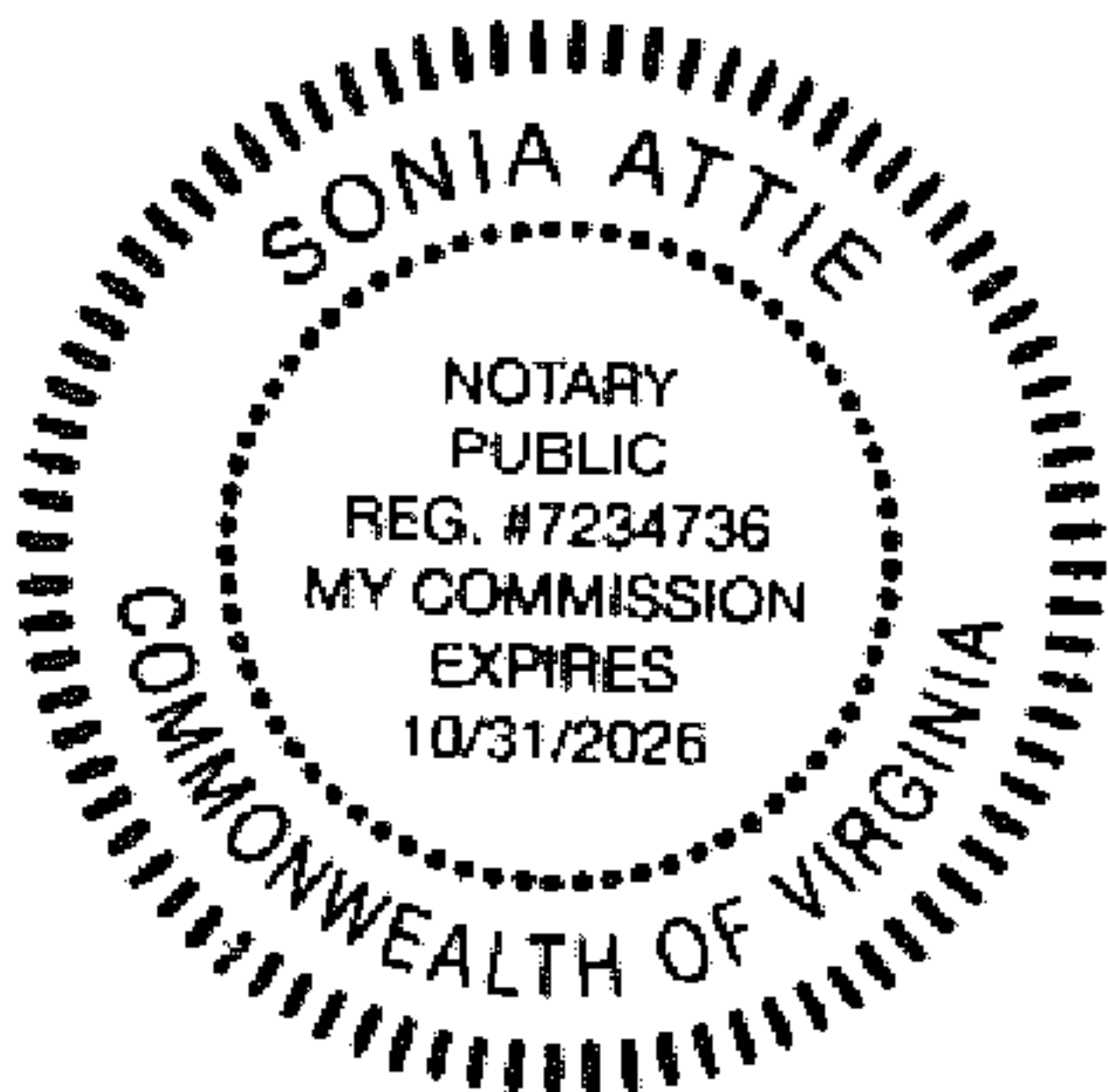
26th IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the day of October, 2022.


Kimberly Braggs

STATE OF VIRGINIA §
 §
COUNTY OF Henrico §

I, the undersigned authority, a Notary Public in and for the County, in said State, hereby certify that **Kimberly Braggs**, whose name 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 the same bears date.

Given under my hand and official seal this 26th day of October, 2022.



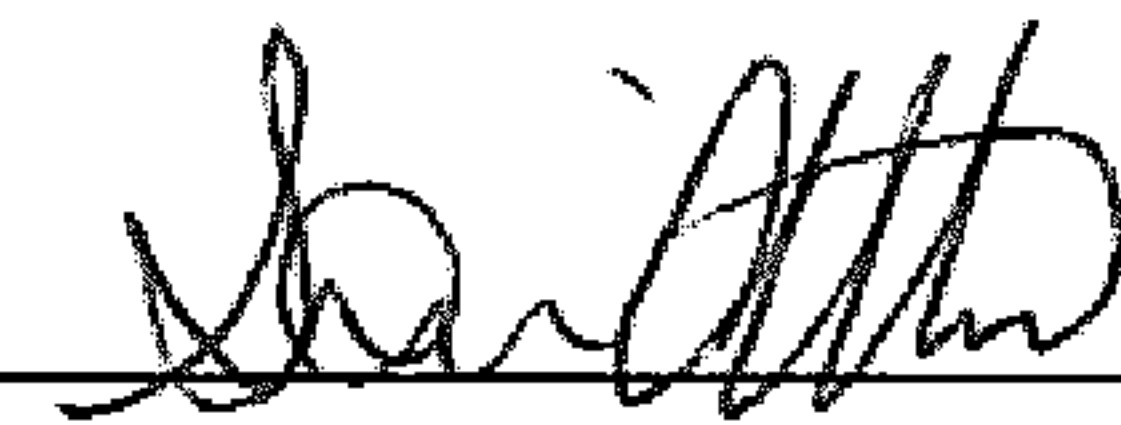

Notary Public
My Commission Expires: 10-31-2026

EXHIBIT A

One house known as the Office and Warehouse of the Montevallo Brick and Tile Company. Also four acres of land, more or less, and three brick and tile garages located on the land formerly owned by the Montevallo Brick and Tile Company and Tile Company at Aldrich, Alabama. Said land fronting the brick yard road and extending back to the Southern Railroad. (COM INT W1/4 R/W SOU RR WITH S1/4 R/W CC RD 223 TH SWLY 400' (S) TO POB TH SELY 402 TH SLY 333 TH NWLY 495' (S) TH NELY 312 TO POB) SEC 19 T22S R3W DB 219 PG 764 9/1961 3.32 AC

Grantor's Name: Kimberly Braggs
Mailing Address: 6100 Club Commons Ct
Glen Allen, VA 23059

Grantee's Name: Rodney Williams
Mailing Address: 6772 Cranville Drive
Clarkston, MI 48348

Property Address: Montevallo, AL

Date of Transfer: October 26, 2022

Tax Assessor's Value: \$35,890.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2022 08:40:00 AM
\$65.00 JOANN
20221202000439090

Allie S. Boyd