

20230103000000030
01/03/2023 08:04:55 AM
QCDEED 1/2

THIS INSTRUMENT PREPARED BY:
J. Britton Funderburk, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Laura Van Arsdale
3422 Indian Lake Trail
Pelham, Alabama 35124

GRANTORS:
Names: John H. Musgrove and
Glenda S. Musgrove
Address: 107 Cahaba Oaks Lane
Indian Springs, AL 35124

GRANTEES:
Names: Laura Van Arsdale and
Evan Van Arsdale
Address: 3422 Indian Lake Trail
Pelham, Alabama 35124

Tax Assessor's Property Value: \$234,670
Address of Property: 107 Cahaba Oaks Lane
Indian Springs, AL 35124
Parcel I.D.: 10 8 28 0 001 021.005
Source of Title: 20170320000092880

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollar (\$10) and other good and valuable consideration, in hand paid by Grantees, the receipt whereof being hereby acknowledged, John H. Musgrove and Glenda S. Musgrove, a married couple (collectively the "Grantors") do remise, release, quit claim and convey to Laura Van Arsdale and Evan Van Arsdale, a married couple (collectively the "Grantees") all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, more particularly described as follows, to-wit:

Lot 2B, according to the Survey of Musgrove Estates, as recorded in Map Book 47, Page 84, in the Office of the Judge of Probate in Shelby County, Alabama, being a resurvey of Lot 2, of Robertwood Estates, as recorded in Map Book 43, Page 126 in the Office of the Judge of Probate in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October, 2022, a lien, but not yet payable.
2. Subject to building and setback lines.
3. Subject to all easements, encumbrances, restrictions, covenants and rights of way of record.
4. Mineral and mining rights excepted.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2023 08:04:55 AM
 \$260.00 PAYGE
 20230103000000030

Ami S. Byrd

TO HAVE AND TO HOLD to the said Grantee, their heirs, personal representatives, and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _____ day of

12 - 29, 2022.
23 June

John H. Musgrove
 John H. Musgrove

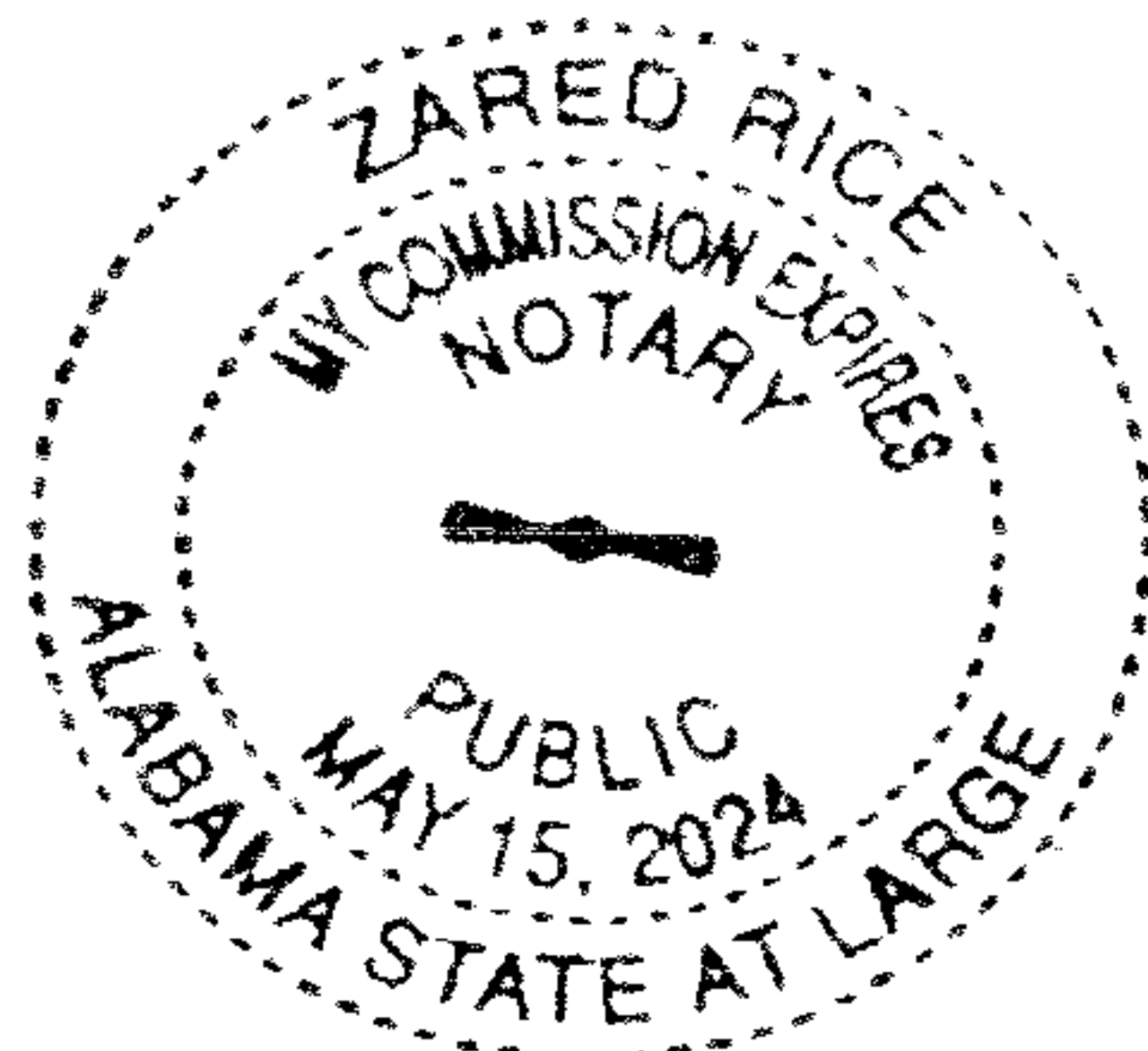
VERIFICATION

STATE OF ALABAMA - Shelby COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John H. Musgrove, whose name is signed to the foregoing instrument, and who is known to me, or provided a copy of his driver's license, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of December, 2022.

{ SEAL }



Zared Rice
 NOTARY PUBLIC
 My Commission Expires: 5/15/24

Glenda S. Musgrove
 Glenda S. Musgrove

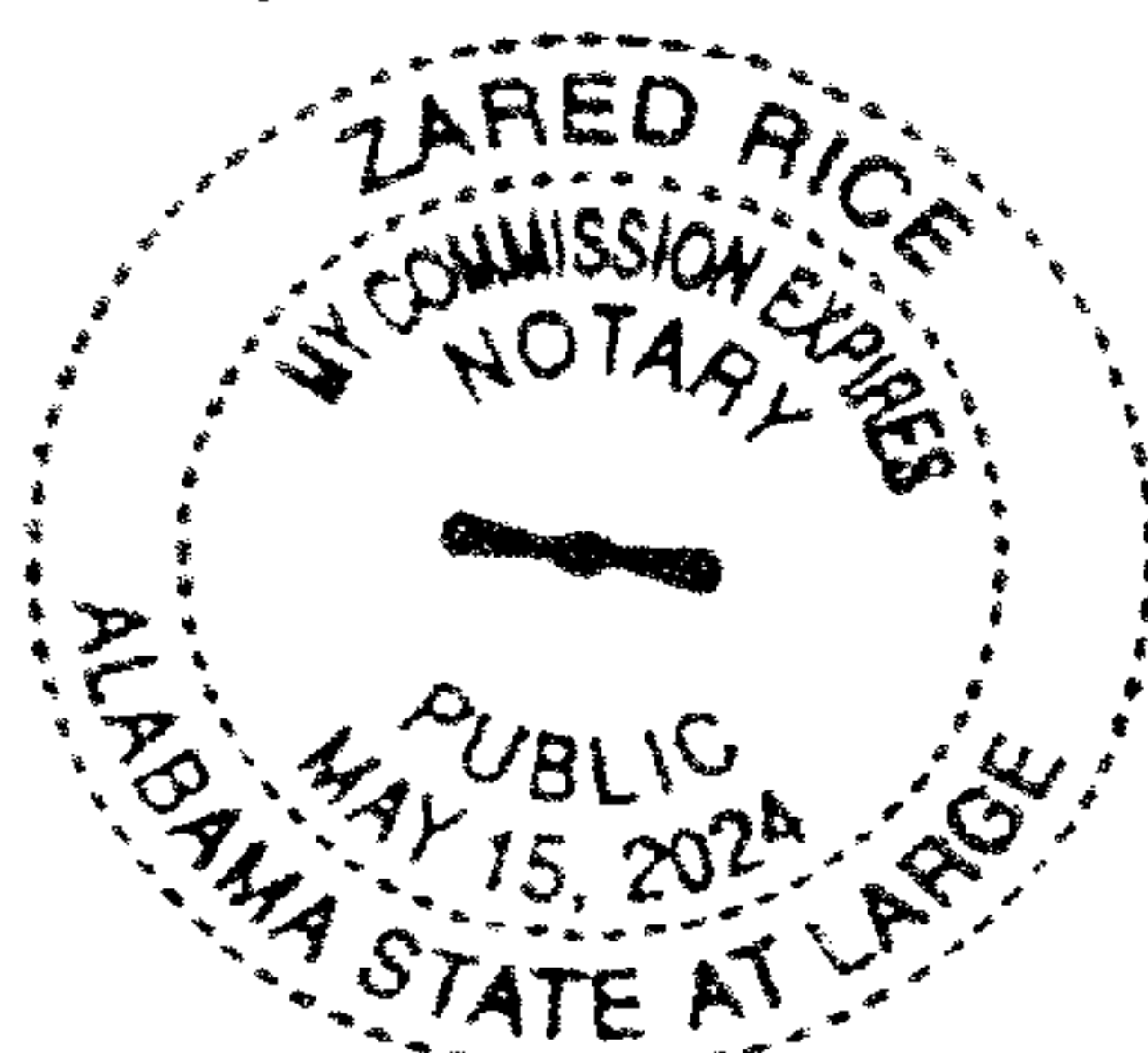
VERIFICATION

STATE OF ALABAMA - Shelby COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Glenda S. Musgrove, whose name is signed to the foregoing instrument, and who is known to me, or provided a copy of her driver's license, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of December, 2022.

{ SEAL }



Zared Rice
 NOTARY PUBLIC
 My Commission Expires: 5/15/24