

Send Tax Notice to:

Van Clayton and Meagan Clayton
6244 Cahaba Valley Road
Birmingham AL 35242

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

STATE OF ALABAMA
SHELBY COUNTY

2022551

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: Value: \$20,000.00

That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, in hand paid to the undersigned **Wendy Elizabeth Nesmith**, an unmarried individual, whose address is: 3352 Sunny Meadows Cout, Birmingham, AL, (hereinafter referred to as the “Grantor”) by **Van Clayton and Meagan Clayton**, whose address is 6244 Cahaba Valley Road, 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 Grantees, all of her rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A track of land situated in the Northwest ¼ of the Southwest ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said ¼ ¼ Section and run thence East along the North line thereof for 166.42 feet; thence turn right 134 deg. 47 min. 56 sec. and run Southwesterly for 292.92 feet to the point of beginning; thence turn left 92 deg.24 min. and run Southeasterly for 90.66 feet; thence turn right 91 deg. 52 min. 12 sec. and run Southwesterly for 61.17 feet; thence turn right 88 deg. 57 min. and run Northwesterly for 50.50 feet; thence turn left 40 deg. 17 min. and run Westerly for 54.60 feet; thence turn right 131 deg. 51 min. 48 sec. and run Northeasterly for 95.2 feet to the point of beginning. Contains 0.1428 acres.

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

The purpose of this Quit Claim Deed is to clarify title.

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

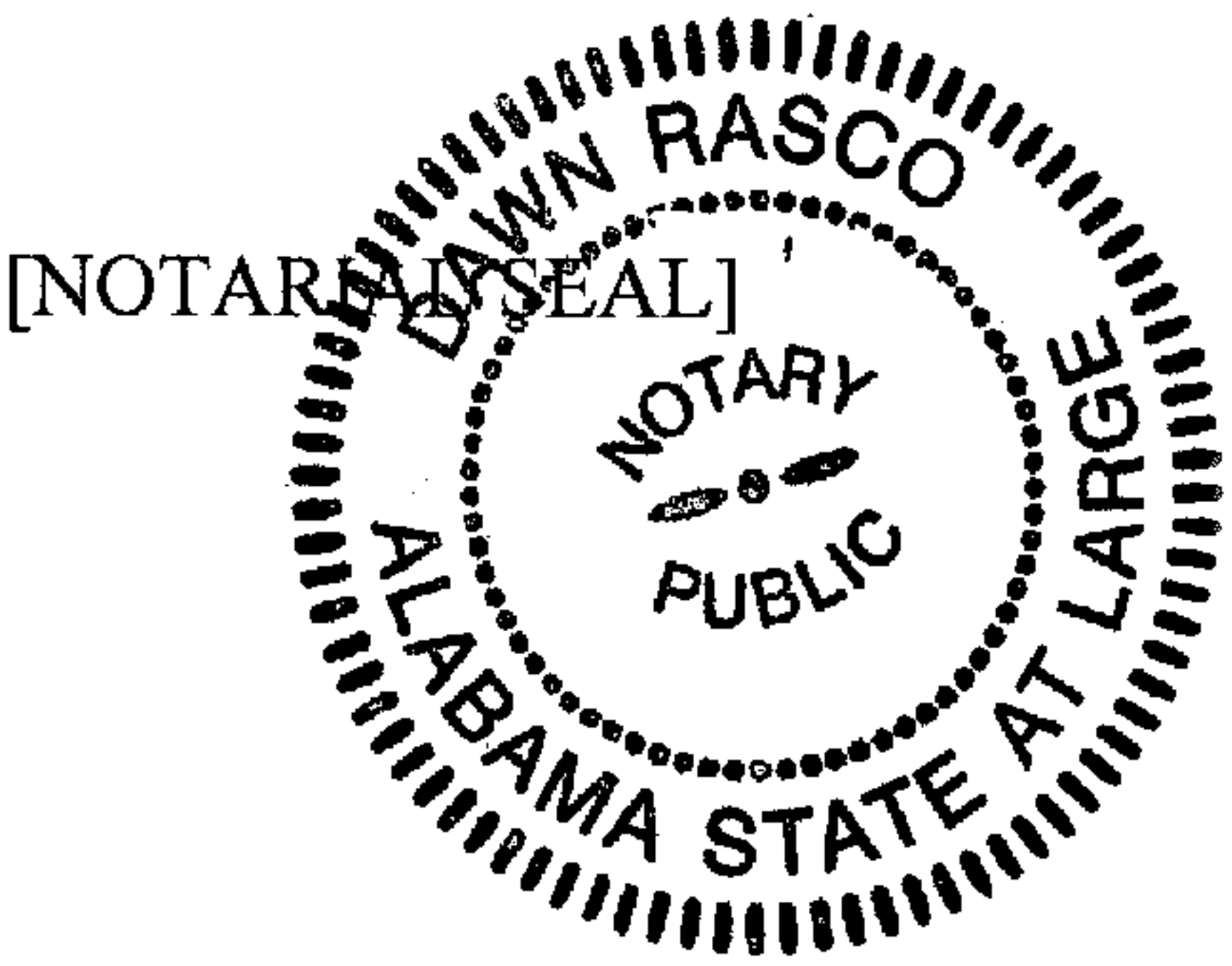
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5 day of January, 2023.

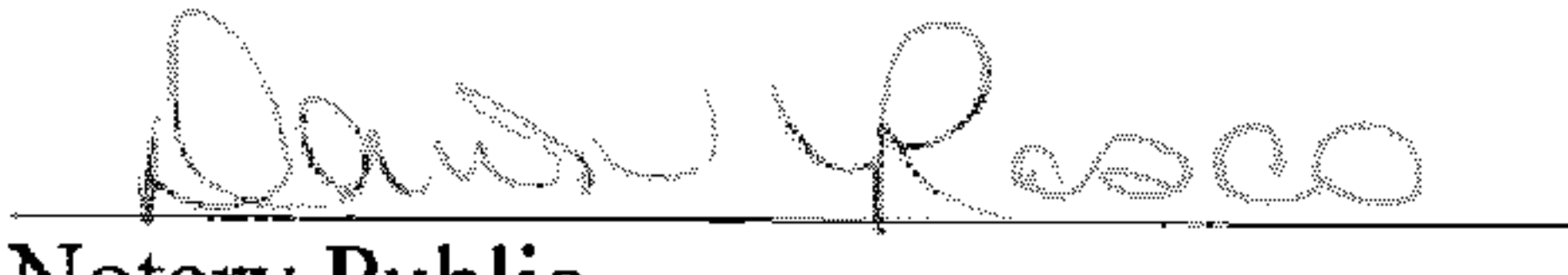

Wendy Elizabeth Nesmith

STATE OF ALABABA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Daniel Alexander Nesmith, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2023.




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
01/13/2023 02:17:59 PM
\$23.00 JOANN
20230113000011760

Alvin S. Byrd