

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice, P.O. Box 587, Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY



20230224000050040 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/24/2023 09:43:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Tracy Harkins, un married (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Wanda Faye Peters (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin 50 feet south of the NE corner of Block 45 Dunston's survey of the Town of Calera, Alabama; thence in a westerly direction 150 feet, thence south 50 feet, thence in an Easterly direction 150 feet, thence North along the Montgomery Highway 50 feet to the point of beginning. Being the same property conveyed to J. H. Peters and Annie Sue Harkins by deed recorded in Deed Book 126 Page 199 in the Probate Office of Shelby County, Alabama.

This deed is executed for a nominal consideration in order to clear title.

The above-described property is not the homestead of GRANTOR or GRANTOR's spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

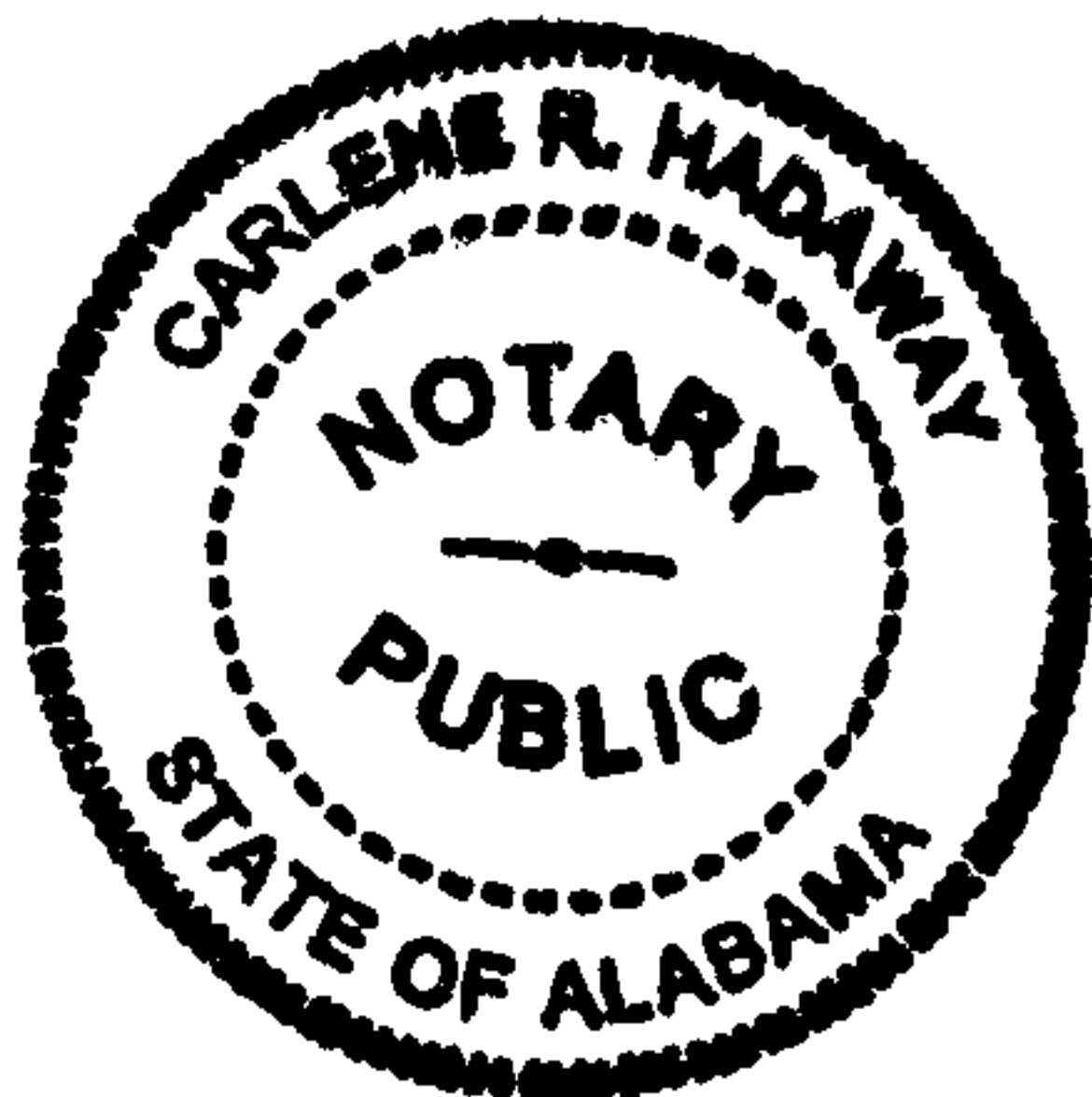
Given under the hand and seal of GRANTOR, this 26th day of January 2023.

Tracy Harkins
Tracy Harkins

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 26th day of January, 2023.



Carlene R. Hadaway
Notary Public

My commission expires:

MY COMMISSION EXPIRES NOVEMBER 16, 2025

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1