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03/02/2023 03:42:53 PM
QCDEED 1/2

Send Tax Notice to:
Kristy Phillips and Gidget Russell
46 Steeple Chase Lane
Vincent, AL 35173

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

ASSESSED VALUE: \$82,100.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Sherry Amberson Fenley, Also Known As Sherry Hethcox Fenley, and husband, Timmy James Fenley (herein referred to as "Grantor," whether one or more), whose mailing address is

46 Steeple Chase Lane Vincent, AL 35173
by Kristy Phillips and Gidget Russell, (herein referred to as "Grantee," whether one or more), whose mailing address is

230 Autumn Dr, Vincent, AL 35178
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 46 Steeplechase Lane, Vincent, AL 35178, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 24 day of February, 2023

Sherry Amberson Fenley
Sherry Amberson Fenley

Timmy James Fenley
Timmy James Fenley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sherry Amberson Fenley and Timmy James Fenley, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2023.

Elizabeth Caver
Notary Public
My Commission Expires:

04/08/26

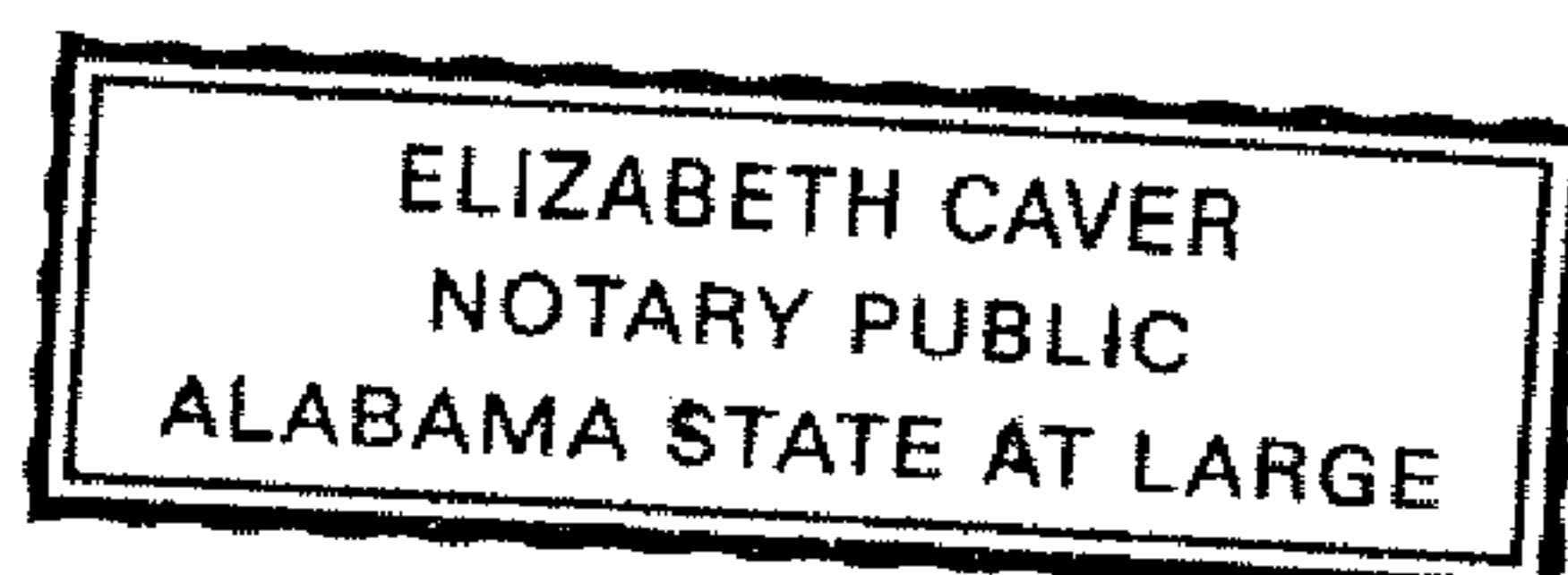


EXHIBIT A

Property 1:

From the Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, proceed South 02 deg. 42 min. 47 sec. West along the West boundary of said SE1/4-SE1/4 for a distance of 393.58 feet; thence proceed South 87 deg. 17 min. 40 sec. East for a distance of 330.02 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed North 02 deg. 42 min. 25 sec. East for a distance of 209.90 feet; thence proceed South 87 deg. 17 min. 40 sec. East along the South boundary of said road for a distance of 165.01 feet to a point in the center of a 20 foot access easement; thence along the center line of said 20 foot easement proceed South 02 deg. 42 min. 25 sec. West and parallel to the West boundary of herein described parcel of land for a distance of 209.01 feet; thence leaving the center of said easement proceed North 87 deg. 17 min. 40 sec. West and parallel to the North boundary of herein described parcel of land for a distance of 165.01 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama

Also, the above described parcel of land is subject to a 20 foot easement being 10 feet either side of the East boundary of the above described parcel of land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2023 03:42:53 PM
\$108.50 JOANN
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Allen S. Bayl