

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to the undersigned Grantors in hand by the Grantee herein, the receipt whereof is hereby acknowledged, the undersigned **OIDA L. BENTLEY MAYFIELD**, an unmarried woman, (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells and conveys to **ERSKINE RAMSEY BENTLEY, II**, a married man, (herein referred to as Grantee), all her right, title, interest and claim, if any, in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

That real property more commonly known as 108 Madison and Bentley Lane, Columbiana, AL 35051; formerly known as 308 Old Highway 25 E, Columbiana, AL 35051 and listed in the Tax Assessors Office as - PARCEL #: 21 6 24 3 001 037.003.

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION AND MADE A PART OF THIS DEED AS IF FULLY SET FORTH HEREIN.

This conveyance is made subject to any and all easements, restrictions, reservations, and rights of way appearing of record affecting the subject property.

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY OR ON BEHALF OF THE PARTIES. THE PREPARER DOES NOT WARRANT OR CERTIFY TITLE, ACCURACY OF DESCRIPTION, NOR COMPLIANCE WITH PLANNING AND ZONING LAWS.

TO HAVE AND TO HOLD unto the said Grantee, his or her heirs, personal representatives, executors, administrators, successors, and assigns of Grantee forever.

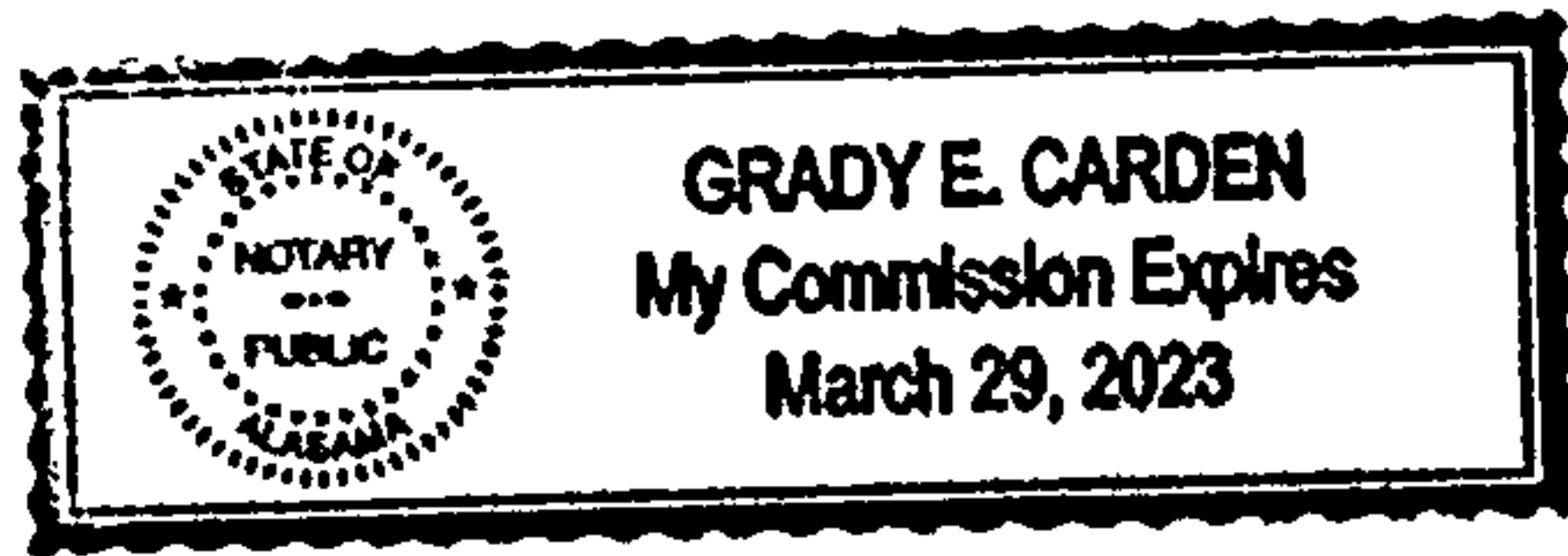
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of January, 20 23.


OIDA L. BENTLEY MAYFIELD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County and State, hereby certify that **OIDA L. BENTLEY MAYFIELD**, 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 23 day of January, 20 23




NOTARY PUBLIC
My Commissions Expires 3/29/2023

REAL ESTATE SALES VALIDATION INFORMATION

Property Address 108 Madison and Bentley Lane, Columbiana, AL 35051; f/k/a 308 Old Highway 25 E, Columbiana, AL 35051

Grantee's Address 318 Cliftworth Place, Madison, AL 35758

Grantor's Address 108 Madison and Bentley Lane, Columbiana, AL 35051; f/k/a 308 Old Highway 25 E, Columbiana, AL 35051

Assessed Value \$313,060.00

SEND TAX NOTICE TO:

Erskine Ramsey Bentley, II
318 Cliftworth Place
Madison, AL 35758



20230414000107080 2/3 \$341.50
Shelby Cnty Judge of Probate, AL
04/14/2023 03:00:59 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Grady Carden, Attorney
CARDEN LEGAL SERVICES, LLC.
9340 Helena Road, Suite F335
Hoover, AL 35244
205.201.1297 – Phone
205.946.4037 – Fax



20230414000107080 3/3 \$341.50
Shelby Cnty Judge of Probate, AL
04/14/2023 03:00:59 PM FILED/CERT

EXHIBIT 'A'

PARCEL I

A PART OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SE CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION AND RUN THENCE IN A WESTERLY DIRECTION A DISTANCE OF 99.95 FEET TO THE POINT OF BEGINNING WHICH

SAID POINT OF BEGINNING IS THE NORTHEASTERN CORNER OF GRANTEE'S PRESENT LOT; THENCE CONTINUE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION A DISTANCE 495.45 FEET TO A POINT WHICH IS THE NORTHWESTERN CORNER OF GRANTEE'S PRESENT PROPERTY; THENCE TURN AN ANGLE OF 90 DEG. TO THE RIGHT AND RUN NORTH A DISTANCE OF 100 FEET TO A POINT; THENCE TURN TO THE RIGHT AND RUN EASTERLY A DISTANCE OF 495.45 FEET TO A POINT; THENCE TURN TO THE RIGHT AN ANGLE OF 90 DEG. AND RUN SOUTH 100 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

THAT PART OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NE CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24; THENCE RUN WEST ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION A DISTANCE OF 274.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION A DISTANCE OF 180.03 FEET; THENCE TURN AN ANGLE OF 88 DEG. 31 MIN. 03 SEC. TO THE LEFT AND RUN A DISTANCE OF 288.33 FEET; THENCE TURN AN ANGLE OF 89 DEG. 35 MIN. TO THE LEFT AND RUN A DISTANCE OF 180.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 25 MIN. 00 SEC. TO THE LEFT AND RUN A DISTANCE OF 294.30 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.