

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 3512

Send Tax Notice to:

(Name) Carol D. Johnson & Donna D. Harper

(Address) 5671 Highway 10

Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Agnes E. Dailey, a single woman, whose mailing address is 84 Birdsong Lane, Montevallo, AL 35115**, the "Grantor" herein, in hand paid by **Carol D. Johnson and Donna D. Harper, whose mailing address is: 5671 Highway 10, Montevallo, AL 35115**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, which has a mailing address of **84 Birdsong Lane, Montevallo, AL 35115**:

Part of E ½ of NW ¼ of Section 5, Township 22 South, Range 3 West, described as follows: Begin at a point 1422 feet North and 378 feet West of the center stake of Section 5, Township 22 South, Range 3 West and run South 51 deg. 00 min. East 114 feet; thence south 43 deg. 00 min. West 175.7 feet; thence in a Northwesterly direction along North side of a ditch 71.4 feet; thence North 29 deg. 00 min. East 175.7 feet to a point of beginning.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**
- **Arby W. Dailey died on or about March 20, 2011.**
- **IT IS THE INTENTION OF THE GRANTOR TO RESERVE TO HERSELF, DURING THE FULL TERM OF HER NATURAL LIFE, THE RIGHT OF POSSESSION AND OCCUPANCY IN AND TO THE REAL ESTATE HEREIN CONVEYED, AND THE RENTS AND PROFITS ARISING FROM IT.**

Situated in **SHELBY** County, Alabama.

TO HAVE AND TO HOLD to the said **Carol D. Johnson and Donna D. Harper, as joint tenants, with right of survivorship**, and Grantee's heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the

grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

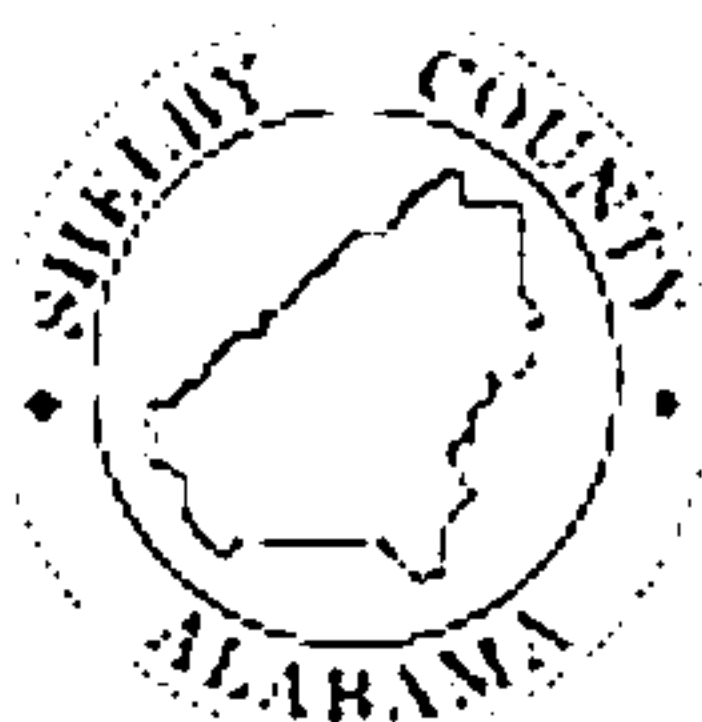
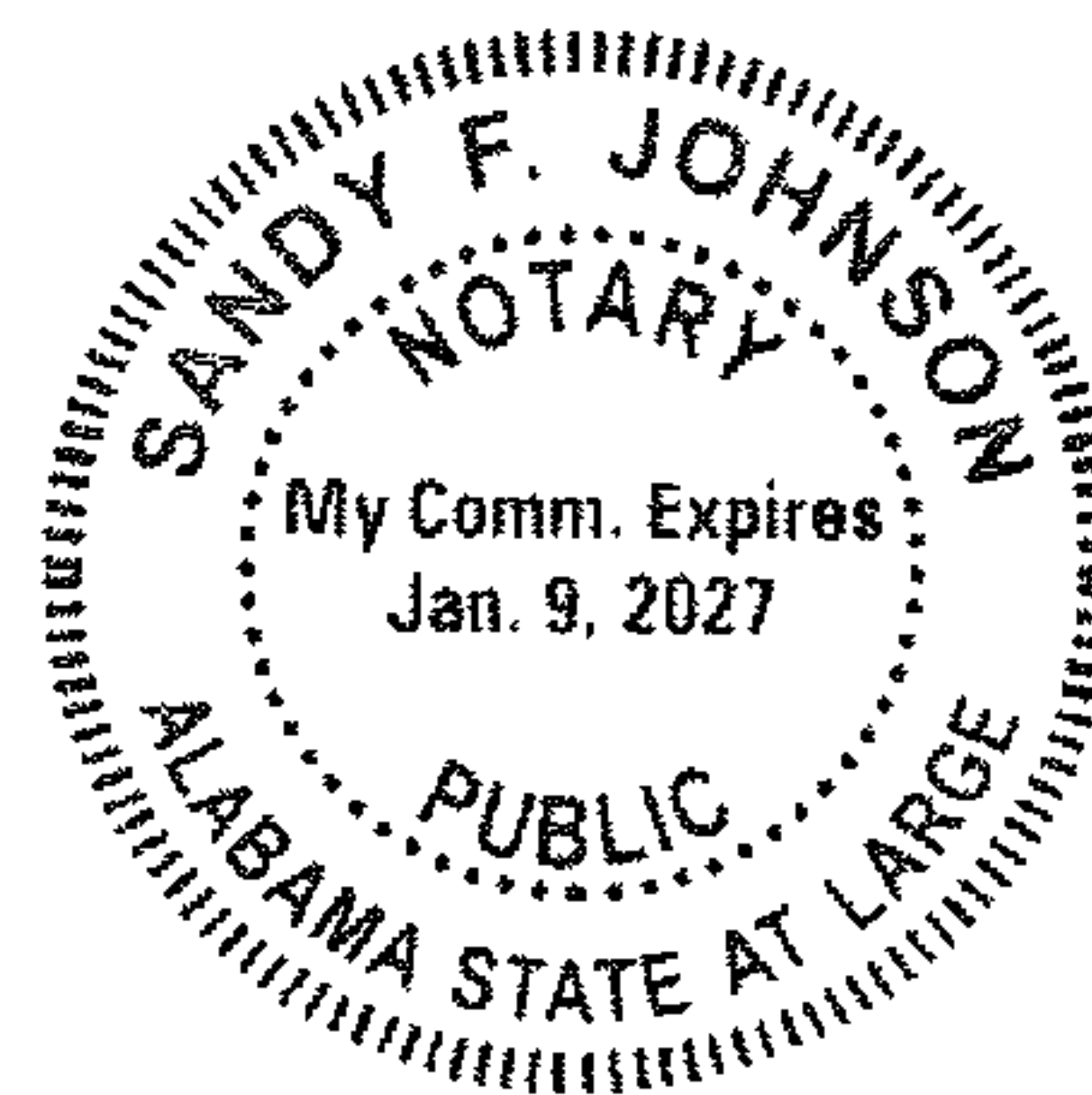
Given under my hand and seal this 13th day of April 2023.

Agnes E. Dailey
Agnes E. Dailey

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Agnes E. Dailey, who 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/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 13th day of April 2023.
Sandy F. Johnson
Notary Public
Commission Expires: 1/9/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2023 10:23:16 AM
\$88.50 JOANN
20230420000113870

Allen S. Bayl