

Send Tax Notice to:
Joshua Pospy and Alexandra H.
Pospy
708 Creekview Drive
Pelham, AL 35124

***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:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

*Deed being recorded for title curative purposes only
* no consideration
* actual value: \$325,000.00

20230824000254720
08/24/2023 10:34:05 AM
QCDEED 1/2

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 **Michael T. Dotson, a/an married person, and Angela Simonetti, a/an married person** (herein referred to as "Grantor," whether one or more), whose mailing address is

2407 Chandawood Drive, Pelham, AL 35124

by **Joshua Pospy and Alexandra H. Pospy, (herein referred to as "Grantee," whether one or more)**, whose mailing address is 708 Creekview Drive, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **708 Creekview Drive, Pelham, AL 35124,** and more particularly described as:

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

The above described property does not constitute the homestead of either Grantor, nor that of any respective spouse, neither is it contiguous thereto.

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 2nd day of June, 2023.

Michael T. Dotson

Angela Simonetti

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassy L. Dailey, Notary Public, in and for said County in said State, hereby certify that Angela M. Simonetti and Michael T. Dotson, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of June, 2023.

Cassy Dailey
Notary Public

My Commission Expires: 5-2-26

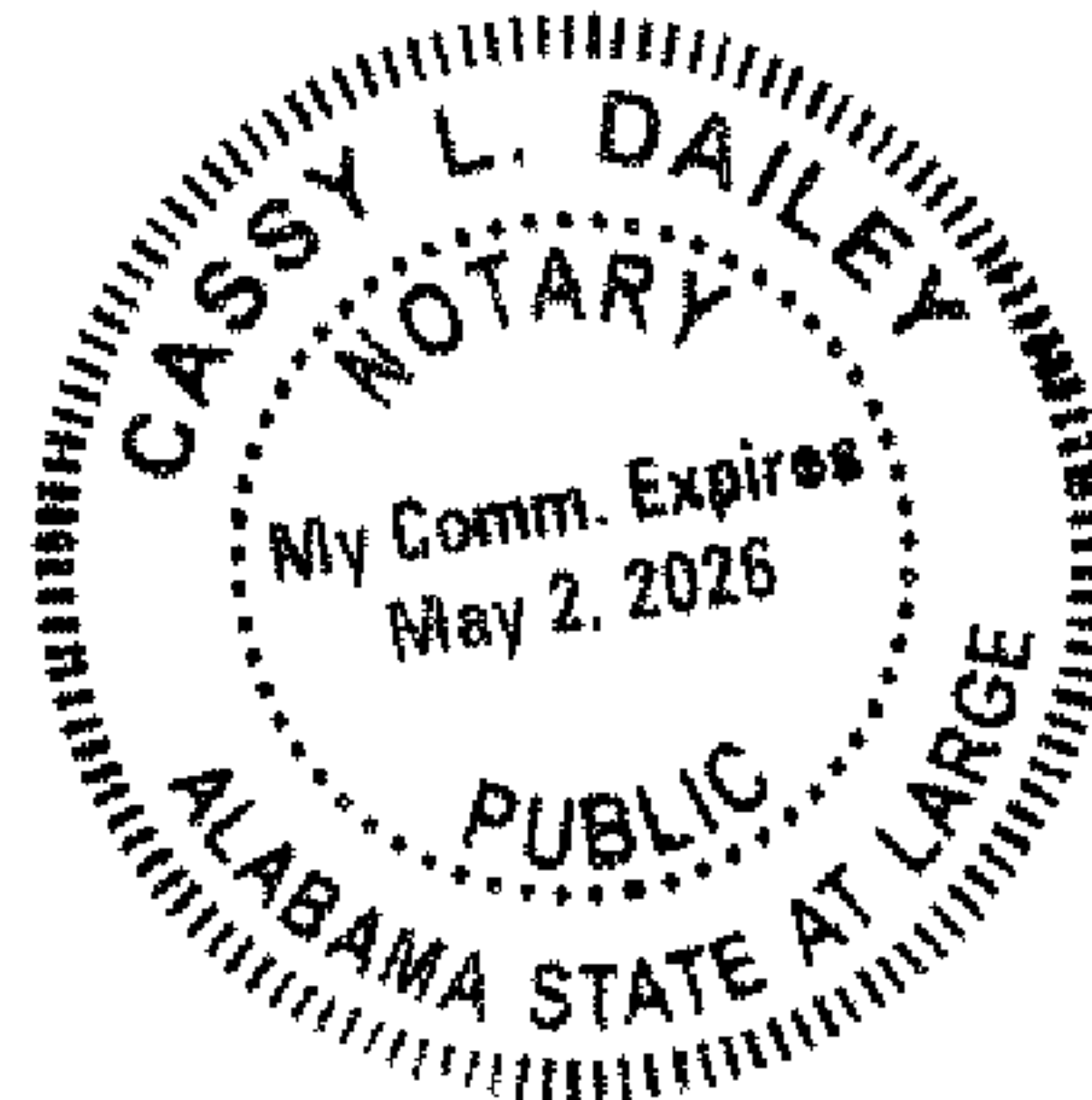


EXHIBIT A

Property 1:

Lot 16, Block 5, according to Map of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2023 10:34:05 AM
\$26.00 JOANN
20230824000254720

Allie S. Bayl

Quitclaim Deed (AL)