Prepared By

Name: Patricia Pardue
Address: PO Box 444
Harpersville,
State: Alabama Zip Code: 35078

After Recording Return To

Name: Mack Ritch
Address: 8420 Highway 42
Shelby
State: Alabama Zip Code: 35143

20230824000255300 1/3 $58.00
Shelby Cnty Judge of Probate, AL
08/24/2023 02:43:12 PM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

Property Address
32 Mulberry lane
Harpersville, AL
35078

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Thirty thousand dollars ($30,000) in hand paid to Patricia Pardue, a married woman, residing at 1663 Sun Valley Road, County of Shelby, City of Harpersville, State of Alabama (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Mack Ritch, a married man, residing at 8420 Highway 42, County of Shelby, City of Shelby, State of Alabama (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DISCRIPTION

The above described property is not the homestead property of the Grantor or her spouse.

This instrument was prepared without benefit of title examation on the part of the preparer.

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Shelby County, AL 08/24/2023
State of Alabama
Deed Tax:$30.00

20230824000255300 2/3 $58.00
Shelby Cnty Judge of Probate, AL
08/24/2023 02:43:12 PM FILED/CERT

Patricia Pardue
Grantor's Signature

Patricia Pardue
Grantor's Name

PO Box 444
Address

Harpersville, Alabama 35078
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Linda Pearce
Witness's Signature

Linda Pearce
Witness's Name

463 Lakeview Circle
Address

Harpersville, Al. 35078
City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Pardue whose names are signed to the foregoing instrument, and who is 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 this 10th day of May, 2023.

Meagan Amber Wedge
Notary Public

My Commission Expires: 8-26-2025

20230824000255300 3/3 $58.00
Shelby Cnty Judge of Probate, AL
08/24/2023 02:43:12 PM FILED/CERT

Exhibit "A"
Legal Description (Cont)

STATE OF ALABAMA
TALLADEGA COUNTY

2.12 acre tract: Commence at ½" rebar in place being the Northeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 01° 29' 20" East along the East boundary of said quarter-quarter section for a distance of 105.84 feet; thence proceed South 01° 26' 36" East for a distance of 150.14 feet to a ½" rebar in place; thence proceed South 01° 19' 46' East along the East boundary of said quarter-quarter section for a distance of 398.75 feet said point being the point of beginning. From this beginning point continue South 01° 19' 46' East along the East boundary of said quarter-quarter section for a distance of 650.0 feet to a point on the Easterly right-of-way of Sun Valley Road; thence proceed North 30° 10' 39" West along the Easterly right-of-way of said road for a distance of 587.70 feet; thence proceed North 63° 10' 26" East for a distance of 314.16 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and contains 2.12 acres.

According to my survey this the 11th day of December, 2020.

Christopher M. Ray, Ala. Reg. No. 26017
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS