

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 was prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Pkwy, Suite 2 (205) 624-2121
Pelham, AL 35124

Send Tax Notice to:

(Name) Danielle Turner

(Address) 101 Windsor Way
Pelham AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Six Thousand Eight Hundred Seventy Seven Dollars and 00/100 (\$56,877.00)** to **CFP Holdings, LLC, an Alabama Limited Liability Company**, whose mailing address is 309 Hwy 310, Calera, AL 35040 the "Grantor" herein, in hand paid by **Danielle Turner**, whose mailing address is 101 Windsor Way, Pelham, AL 35124, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all its right, title, interest, and claim in or to the following described real estate, having an address of **450 Shoshone Drive, Montevallo, AL 35115**, to wit:

Lot 42, according to "Indian Highlands" Second Addition as shown by map recorded in Map Book 5, Page 60 in the Probate Office of Shelby County, Alabama.

Subject further to: any easements, restrictions, rights of way, limitations, covenants and other conditions of record.

Situated in **Shelby County, Alabama**.

TO HAVE AND TO HOLD to the said Grantees, and Grantee's heirs and assigns forever.

Given under my hand and seal this 6th day of October, 2023.

CFP Holdings, LLC



By: David G. Comer
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David G. Comer, whose name as the Managing Member of CPF Holdings, LLC is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

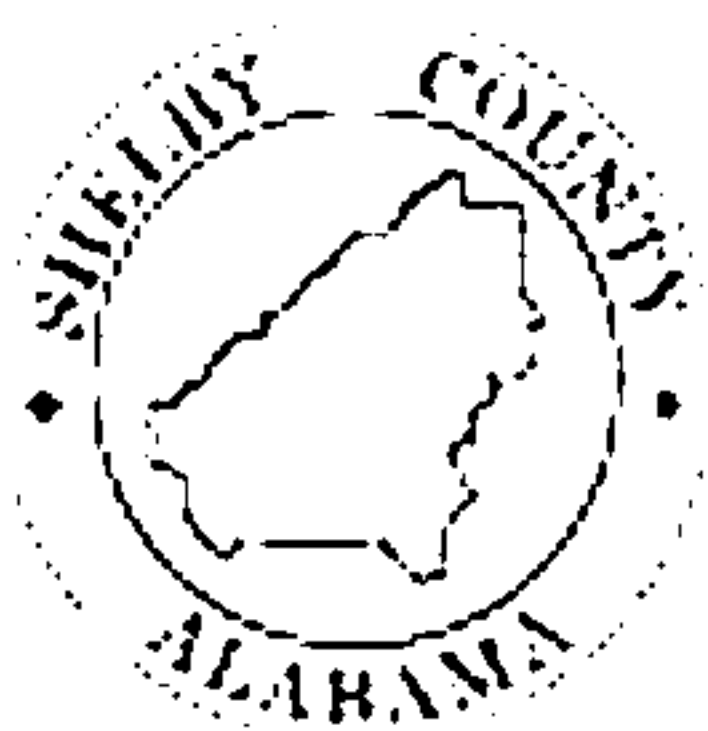
Given under my hand this 6th day of October, 2023.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 3, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2023 09:34:52 AM
\$82.00 BRITTANI
20231011000301760

