



20231101000320630 1/2 \$76.50
Shelby Cnty Judge of Probate, AL
11/01/2023 10:46:31 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

Linda B. Honeycutt
1832 Tahiti Lane
Alabaster AL 35007

Assessed Value
204,890

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

25% interest = \$51,222.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Christopher Daniel Honeycutt and Tracy Lynn Honeycutt**, hereinafter called "Grantors," do hereby GRANT, CONVEY, and QUITCLAIM unto **Linda B. Honeycutt**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

SEE EXHIBIT A

NOTE: Subject to all items of record. This deed is executed in favor of Grantee so that Grantee has 100% ownership in the subject property. Grantors are the only children of the deceased Grantee (James W. Honeycutt) found in Book 82 Page 652 in the office of the Judge of Probate of Shelby County Alabama. Said deed was not a survivorship deed. Grantors have conveyed their 25% interest

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 23 day of October, 2023.

Christopher Daniel Honeycutt

Tracy Lynn Honeycutt

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Christopher Daniel Honeycutt and Tracy Lynn Honeycutt** whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 23 day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 05/01/2024

Grantor: Christopher Daniel Honeycutt
1832 Tahiti Lane
Alabaster AL 35007

Grantor:
Tracy Lynn Honeycutt
1832 Tahiti Lane
Alabaster AL 35007

Shelby County, AL 11/01/2023
State of Alabama
Deed Tax: \$51.50



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SCHEDULE A

Lot 27, in Block 1, according to the map and survey of Southwind, Second Sector recorded in Map Book 6 page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Address of this property is:

1832 Tahiti Lane, Alabaster, AL 35007

Note:

Grantor (Husband) died interstate. Decd was not a survivorship decd. Wife maintains her 50% interest plus half of deceased's interest. The two children have conveyed their 25% interest to mother/wife.