

SEND TAX NOTICE TO:
Ken Eugene McFarland and Sherry McFarland
1404 Canyon Lane
Hoover, AL 35244

This instrument prepared by:
Amy Niesen, Attorney at Law
600 North 20th Street
Birmingham, AL 35203

QUITCLAIM DEED

NOTE: NO TAX DUE. THE PURPOSE OF THIS CONVEYANCE IS TO CLEAR TITLE TO PROPERTY LOCATED AT 1404 CANYON LANE, HOOVER, AL 35244. TAX APPRAISAL VALUE: \$108,000.00 (Jefferson County parcel) + \$558,160.00 (Shelby County parcel)

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of \$1.00 and clearing title to the below described property, the undersigned, **ALLEN W. BRYAN JR. and NORA REBECCA BRYAN, a married couple**, whose address is 1401 Canyon Lane, Hoover, AL 35244, (hereinafter "Grantors"), do hereby remise, release, quit claim, grant, sell, and convey to **KEN EUGENE MCFARLAND and SHERRY MCFARLAND**, whose address is 1404 Canyon Lane, Hoover, AL 35244, (hereinafter "Grantees"), all of Grantors' right, title, interest and claim in or to the following described real estate situated in Jefferson and Shelby County, Alabama, the address of which is **1404 Canyon Ln, Hoover, AL 35244**, to-wit:

PARCEL I:

Lot 12, according to the Survey of Canyon Cove Subdivision, as recorded in Map Book 29, page 13, in the Probate Office of Jefferson County, Alabama.

PARCEL II:

Lot 1, according to the Survey of Porter's Rural Subdivision, as recorded in Map Book 40, page 89, in the Probate Office of Shelby County, Alabama.

Together with an easement for ingress and egress and utilities reserved for the benefit of Lot 12, Canyon Cove as recorded in Map Book 29, page 13, Jefferson County, Alabama, Bessemer Division and Lot 1, of the Porter's Rural Subdivision as recorded in Map Book 40, page 89, Shelby County, Alabama, to run with the land more particularly described as follows:

Begin a the most Southeast corner of Lot 11 of Canyon Cove Subdivision as recorded in Map Book 29, page 13 in the Office of the Judge of Probated of Jefferson County, Alabama, Bessemer Division; thence in a Northwesterly direction along the most Southerly line of said Lot 11, 306.32 feet to most Southwesterly corner of said Lot 11, said corner also being on a curve and right of way of Canyon Lane, having a radius of 50 feet and a total central angle of 131°59'36"; thence 78°20'30" right to a chord line and run along said curve in a Northerly direction an arc distance of 20.56 feet; thence 76°26'38" right from last described chord line in a Northeasterly direction a distance of 113.13 feet; thence 16°26'12" right in a Southeasterly direction 146.10 feet; thence 41°33'34" right in a Southeasterly direction a distance of 36.62 feet to a point on the most Easterly line of said Lot 11, said point also being on a curve having a radius of 1647.52 feet and a total central angle of 8°25'06"; thence 32°14'28" right from last described course in a Southeasterly direction to a chord line and run an arc distance along said curve of 77.97 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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 Grantor(s) either in law or equity, to the only proper use and benefit of the said Grantee(s), heirs and assigns, forever.

IN WITNESS WHEREOF, Granter has set their signature and seal on this 30th day of March, 2023.

Allen W Bryan Jr.
Allen W Bryan Jr.

Nora Rebecca Bryan
Nora Rebecca Bryan

STATE OF _____

COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that _____, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of _____, 2023.

Notary Public
My Commission Expires: _____

Jo

SEE ATTACHED FOR NOTARY PUBLIC

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2023 11:12:09 AM
 \$29.00 JOANN
 20231101000320770



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On 03/30/2023 before me, A. Perez, notary public,
(Here insert name and title of the officer)

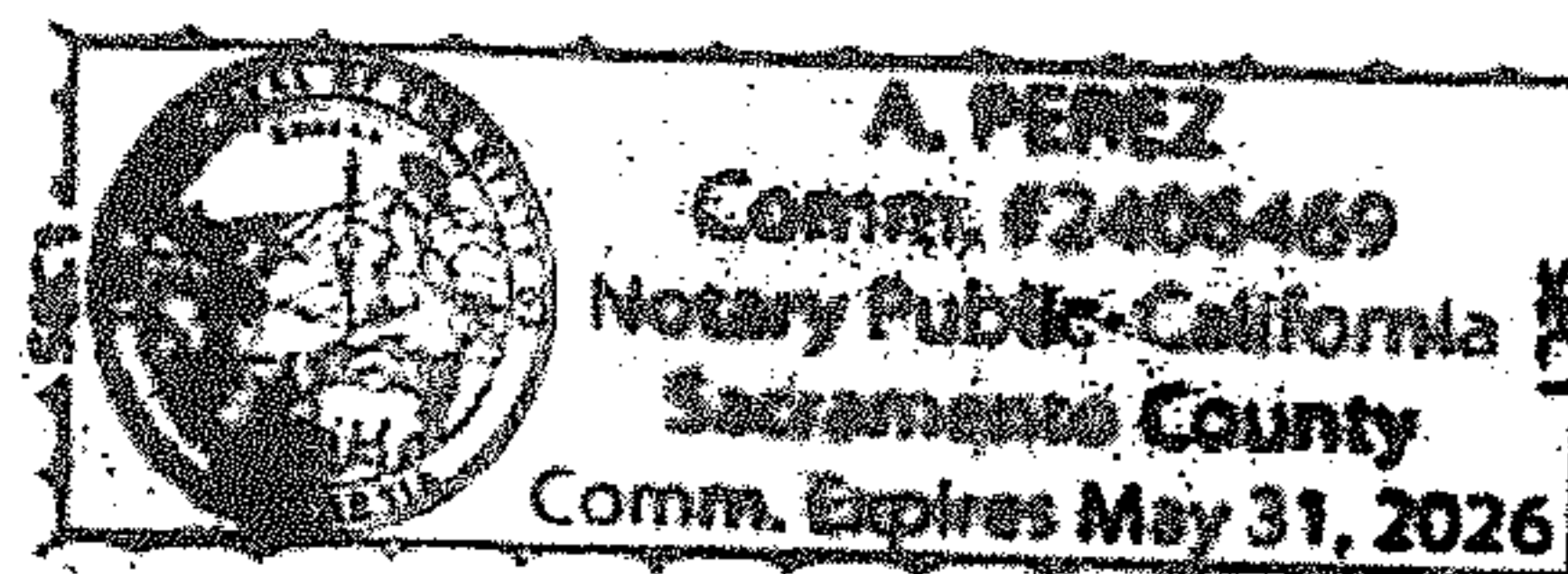
personally appeared Allen W. Bryan Jr and Nora Rebecca Bryan
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by
 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

☐ Individual(s)

☐ Corporate Officer

 (Title)

☐ Partner(s)

☐ Attorney-in-Fact

☐ Trustee(s)

☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.