

TAX VALUE \$ 8,000.⁰⁰

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr., LLC
416 Yorkshire Drive
Birmingham, AL 35209

Ross Van Horn
715 Fox Valley Farms Rd
Maylene, AL 35114

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kimberly Eppert, a married woman** whose address is **6846 Ken Arbe Drive, Cincinnati, OH 45236** hereby remises, releases, quitclaims, grants, sells, and conveys to unto, **Ross Van Horn**, whose address is **715 Fox Valley Farms Road, Maylene, AL** (hereinafter called Grantee) all their right, title, interest and claim in or to the following-described real estate, situated in **Shelby County, Alabama**, having a property address of **:715 Fox Valley Farms Road, Maylene, AL** to wit:

A part of the SW ¼ of the SW ¼ of Section 33, Township 20 South, Range 3 West and the NW ¼ of the NW ¼ of the NW ¼ of Section 4 Township 21 South, Range 3 West, Shelby County, Alabama, described as follows :Commence at the SW corner of said Section 33 and run East along the South line of said section 285.0 feet and to the point of beginning; thence North and parallel to the West line of said ¼ -1/4 Section to a point of intersection with the South line of Shelby County Road 266; Thence Northeasterly along said road right of way 176.88 feet; thence South and parallel to the West line of said ¼-1/4 section to point of intersection with the South line of the NW ¼ of the NW ¼ of said Section 4; Township 21 South, Range 3 West, said point of intersection being 435.0 feet east of the SW corner thence West along said South line for 150.0 feet; thence North and parallel to the West line of said ¼ - ¼ Section to the point of beginning.

1-23-2-04-0-001-004.002 and 2-13-8-33-0-000-031.003

This property does not constitute the homestead of the Grantor or her spouse

To have and to hold the said Grantee forever.

Given under hand and seal, this 1st day of June, 2023

Kimberly Eppert
Kimberly Eppert

STATE OF Ohio

Hamilton COUNTY)

I, Paula Boggs Muehring a Notary Public in and for said county in said state, hereby certify that Kimberly Eppert whose names is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 1st day of June, 2023

My Commission Expires: n/a

Paula Boggs Muehring
Notary Public
(SEAL)



Paula Boggs Muehring, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2023 01:15:06 PM
\$33.00 PAYGE
20231107000327750

Allie S. Bayl