

SEND TAX NOTICE TO:
Stephanie Marie Ledlow
7263 President Street
Leeds, AL 35094

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

QUIT CLAIM DEED

1/2 TAX ASSESSOR'S VALUE: \$33,586.67

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN AND 00/100 (\$10.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephanie Marie Ledlow, as Personal Representative of the Estate of Norman Dee Ledlow, deceased, Shelby County Probate Case No. PR-2023-000449, Michael Dwight Ledlow, a married man, Kathleen Rena Ledlow, a married woman, and Stephanie Marie Ledlow, a married woman, as the heirs at law of Nickey Ledlow, deceased**, whose address is 7263 President Street, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **Stephanie Marie Ledlow**, whose address is 263 President Street, Leeds, AL 35094, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Stephanie Marie Ledlow**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Commence at the southwest corner of the southeast 1/4 of the northwest 1/4 of section 12, township 18 south, range 1 east, shelby county, alabama; thence run north 00°28:49" west for a distance of 789.89 feet to a point; thence run north 89° 45'08" east for a distance of 253.91 feet to a point; thence run north 89° 29'28" east for a distance of 149.91 feet to a point: thence run north 89° 31'09" east for a distance of 205.06 feet to a found 1/2" capped rebar stamped "wls' and the point of beginning of the parcel of land herein described; thence continue north 89° 31'09" east for a distance of 214.87 feet to a found 1" crimp; thence run south 00° 30'39" east for a distance of 210.58 feet to a found 1/2" capped rebar; thence run south 00° 33'08" east for a distance of 253.86 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run south 89° 57'06" west for a distance of 86.00 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run south 77° 12'54" west for a distance of 92.25 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run north 00° 26'27" west for a distance of 130.56 feet to a found 1/2" capped rebar; thence run south 89° 55'48" west for a distance of 31.06 feet to a found 1/2" capped rebar; thence run north 00° 44'26" west for a distance of 89.82 feet to a found 1/2" capped rebar stamped "parks"; thence run north 01°32'25" west for a distance of 263.53 feet to the point of beginning. said parcel containing 2.19 acres, more or less.

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.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

The subject property does not constitute the homestead of the grantor nor their spouse.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30 day of November, 2023.

Stephanie Marie Ledlow, Personal Representative

Stephanie Marie Ledlow, as Personal Representative of the Estate of Norman Dee Ledlow, deceased, Shelby County Probate Case No. PR-2023-000449

Stephanie Marie Ledlow

Stephanie Marie Ledlow

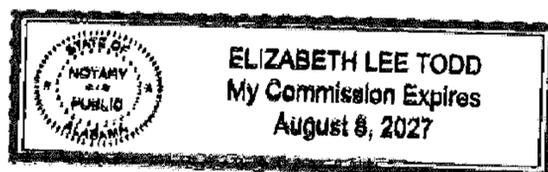
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie Marie Ledlow, as Personal Representative of the Estate of Norman Dee Ledlow, deceased, Shelby County Probate Case No. PR-2023-000449 whose name(s) is/are signed to the foregoing conveyance, as such Executor/Administrator and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

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

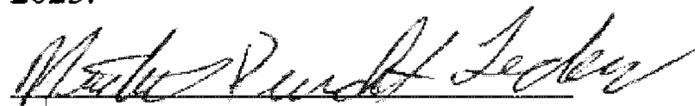
Given under my hand and official seal this 30 day of November, 2023.

Elizabeth Lee Todd
Notary Public
My Commission Expires: 08/08/2027



TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

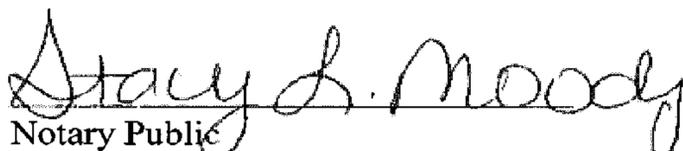
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17 day of November, 2023.

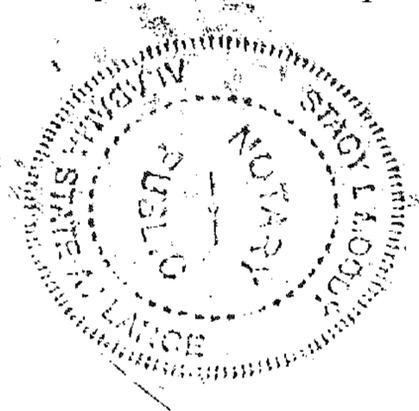

Michael Dwight Ledlow

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ *Mobile*

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

Given under my hand and official seal this 17 day of November, 2023.


Notary Public
My Commission Expires: 4-7-2024



TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of November, 2023.


Kathleen Rena Ledlow

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 15th day of November, 2023.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 11:50:22 AM
\$68.00 MOLLY
20231205000351100

Allie S. Bayl