


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
JEFF HULON
P.O. BOX 217
PELHAM, ALABAMA 35124

QUIT CLAIM DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**


20231206000352640 1/3 \$579.00
Shelby Cnty Judge of Probate, AL
12/06/2023 02:09:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, DIANNA HULON, an unmarried woman, (herein referred to as GRANTOR), do remise, release, quit claim and convey all of my right, title, and interest in the following described real estate unto ALEXANDRA MARIE HULON and LAUREN MICHELLE HULON, (herein referred to as GRANTEES), as joint tenants, in common, reserving unto JEFF HULON a life estate in the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

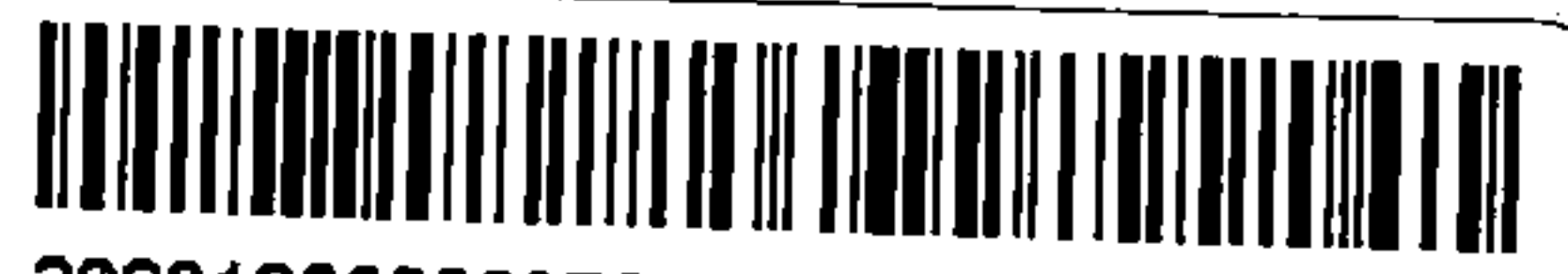
Parcel A:

A parcel of land containing 0.29 acres in the South half of the Northeast Quarter (S ½- N. E. 1/4) of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama: described as follows:
Commence at the Northeast corner of the S. W. 1/4 of the N. E. 1/4 of said Section 14. Thence run south along the east 1/4 - 1/4 line 584.43 feet to the southerly right of way (r.o.w.) of Industrial Park Drive and the point of beginning. Thence turn right 73 deg. 10 min. 37 sec. and run southwest along said R. O. W. 108.26 feet, Thence turn left 81 deg. 06 min. 08 sec. and run south 109.52 feet to a fence; Thence turn left 137 deg. 01 min. 03 sec. and run northeast along said fence 18.67 feet, Thence turn right 50 deg. 20 min. 51 sec. and run east along said fence 102.96 feet, Thence turn left 93 deg. 19 min. 49 sec. and run north 119.93 feet to the south r. o. w. of said Industrial Park Drive, Thence turn 98 deg. 53 min. 52 sec. and run west along said r.o.w. 8.67 feet to the point of beginning.

Parcel B:

A parcel of land containing 20 acres in the Southeast Quarter of the Northeast Quarter (S. E. 1/4 - N. E. 1/4) of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of said 1/4 -1/4 section, Thence run south along the east 1/4 -1/4 line 584.63 feet to the southerly right-of-way (r.o.w) of Industrial Park Drive, Thence turn left 106 deg. 49 min. 23 sec. and run northeast along said r.o.w. 8.67 feet to the point of beginning; Thence continue last course 40.54 feet to the point of a clockwise curve having a delta angle of 31 deg. 09 min. 30 sec. and a radius of 333.66 feet, Thence run along the arc of said curve 181.45 feet, Thence continue tangent to said curve 300.00 feet along said r.o.w., Thence turn right 90 deg. 00 min. 00 sec. and run south 100.42 feet to a chain link fence, Thence run along said fence the following course: Thence turn right 35 deg. 39 min. 53 sec. and run southwest 234.79 feet, Thence turn right 84 deg. 12 min. 59 sec. and run northwest 70.38 feet, Thence turn right 42 deg. 01 min. 07 sec. and run north 75.56 feet, Thence turn right 01 deg. 23 min. 49 sec. and run north 32.56 feet, Thence turn left 18 deg. 58 min. 16 sec. and run northwest 23.61 feet, Thence turn left 64 deg. 46 min. 01 sec. and run west 116.79 feet, Thence turn left 01 deg. 06 min 20 sec. and run west 51.59 feet, Thence turn left 04 deg. 13 min. 26 sec. and run west 54.02 feet, Thence turn right 86 deg. 40 min. 11 sec. and run north 119.93 feet to the point of beginning.

Shelby County, AL 12/06/2023
State of Alabama
Deed Tax: \$547.00



20231206000352640 2/3 \$579.00
Shelby Cnty Judge of Probate, AL
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Parcel C:

Lot 93, Chase Creek Townhomes, Phase II, located in the NE1/4, Section 14, Township 20 South, Range 3 West as recorded in Map Book 19, Page 16, in the office of the Probate Judge of Shelby County, Alabama.

Subject to current taxes, existing easements, restrictions and rights of way of record.

DIANNA HULON, DIANA HULON and DIANNA P. HULON is one and the same person.

JEFF DODD HULON and JEFF D. HULON and JEFF HULON is one and the same person.

DIANNA P. HULON and JEFF D. HULON being the parties in the certain Final Judgment of Divorce in the Circuit Court of Shelby County, Alabama, bearing Case Number: DR-2004-000046.00.

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever, subject to the reservation of the life estate of JEFF HULON.

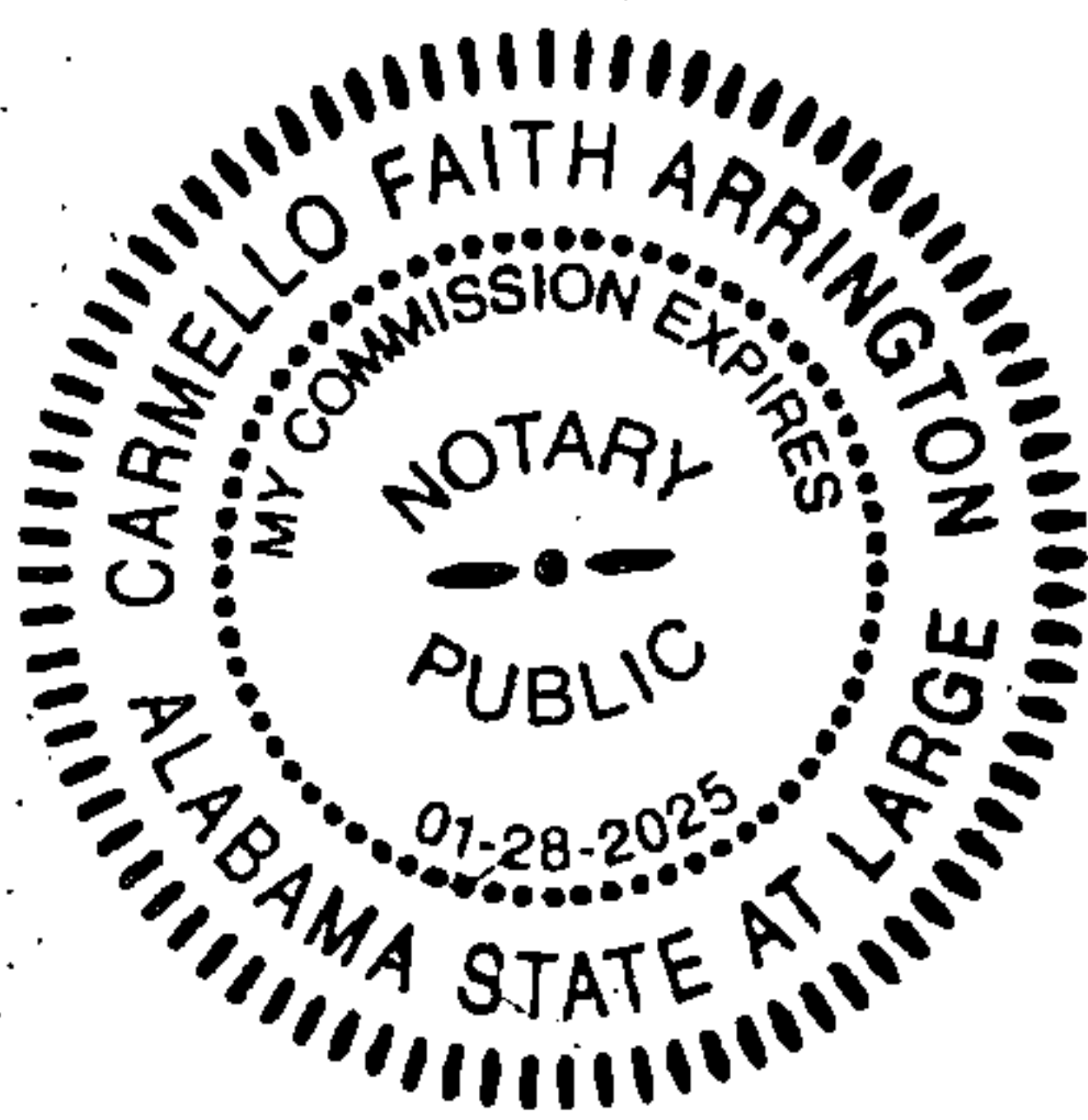
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1 day of June, 2023.

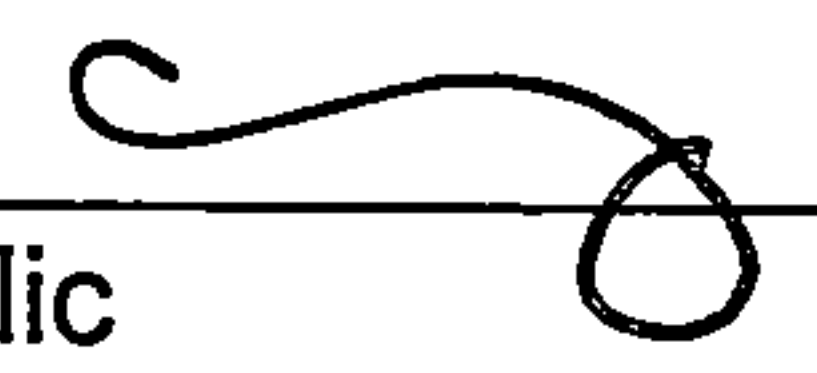

DIANNA HULON (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIANNA HULON, whose name is 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of JUNE, 2023.




Notary Public
My Commission Expires: 01-28-2025



20231206000352640 3/3 \$579.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
DIANNA HULON

Grantee's name:
ALEXANDRA MARIE HULON
LAUREN MICHELLE HULON

Mailing Address:
424 LAUREL WOODS TRACE
HELENA, AL 35080

Mailing Address:
P.O. BOX 217
PELHAM, AL 35124

Parcel A:
Property Address:
743 INDUSTRIAL PARK DRIVE
PELHAM, AL 35124

Assessor's Market Value: \$128,000.00

Parcel B:
Property Address:
220 INDUSTRIAL PARK DRIVE
PELHAM AL 35124

Assessor's Market Value: \$86,620.00

Parcel C:
Property Address:
105 CHASE CREEK CIRCLE
PELHAM AL 35124

Assessor's Market Value: \$332,020.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Tax Assessor