

This instrument was prepared by:
Jon David Terry, Esq.
Bains and Terry
1813 3rd Ave. N.
Bessemer, AL 35020

SEND TAX NOTICE TO:
Adrienne Forrer Breckenridge
712 Heatherwood Dr.
Birmingham, AL 35244

QUIT CLAIM DEED

KNOW ALL MEN BY THE PRESENTS, that in consideration of One Hundred and Seventy-Nine Thousand and Seventy Dollars and 50/100 Cents (\$179,070.50) --- which is in accordance with Paragraph Twenty-Two (22) of the October 31, 2023 Agreement of the parties hereto, incorporated as part of the November 14, 2023 Final Judgment of Divorce entered by the Circuit Court of Shelby County, Alabama, in the divorce action styled *John H. Breckenridge vs. Adrienne F. Breckenridge* (Case No. 58-DR-2023-900213.00) --- to the undersigned Grantor, in hand paid by the Grantee herein, the receipt thereof and sufficiency of which is acknowledged, I

JOHN H. BRECKENRIDGE, a single man

(hereinafter referred to as "Grantor"), do hereby grant, release, quit claim and convey unto

ADRIENNE F. BRECKENRIDGE

(hereinafter referred to as "Grantee"), in fee simple absolute, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Heatherwood 1st Sector, as recorded in Map Book 8, Pages 27 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022, which constitutes a lien due and payable on October 1, 2023.
2. Building line(s) and easement(s) as shown by recorded map.
3. Restrictions appearing of record in Misc. Volume 37, Page 537, in the Probate Office of Shelby County, Alabama.
4. Right-of-way granted to Alabama Power Co. by instrument recorded in Volume 318, Page 16, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Co. recorded in Misc. Volume 39, Page 81, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Co. recorded in Misc. Volume 39, Page 980, in the Probate Office of Shelby County, Alabama.

7. Mineral land mining rights and rights incident thereto recorded in Volume 357, Page 769, in the Probate Office of Shelby County, Alabama.
8. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to and/or traversing through, subject property.
9. Restrictions appearing of record in Real 70 Page 173 and Real 327 Page 537 and First Amendment to Restrictions recorded in Inst. No. 1998-23623 in the Probate Office of Shelby County, Alabama.
10. Restrictions appearing of record in Inst. No. 2000-30516 and Inst. No. 20030416000221760 and corrected by Inst. No. 2007011100016540 and Inst. No. 20030410000221770, in the Probate Office of Shelby County, Alabama.
11. Restrictions appearing of record in Real 146, Page 327 and Inst. No. 20030411000221780, in the Probate Office of Shelby County, Alabama.
12. Agreement as recorded in Inst. No. 20030411000221790, in the Probate Office of Shelby County, Alabama.
13. Restrictions appearing of record in Inst. No. 2010020400035140 and Inst. No. 20100615000189470, in the Probate Office of Shelby County, Alabama.

NOTE: This Quit Claim Deed is made from information provided by the Grantor and Grantee otherwise contained in that Warranty Deed recorded August 21, 2014 as Inst. No. 20140821000262720, in the Probate Court of Shelby County, Alabama. No title search has been performed by the preparer of this conveyance and none requested by the Grantor or Grantee herein and, as such, the preparer hereof makes no representations concerning the condition of title nor any other representations as to this property. Further, that the consideration set forth herein, to-wit, \$179,070.50, was paid from the proceeds of a mortgage/loan executed contemporaneously herewith.

TO HAVE AND TO HOLD unto said Grantee, in fee simple absolute, and upon her heirs and assigns forever, together with every contingent remainder or right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this, the 4th day of January, 2024.

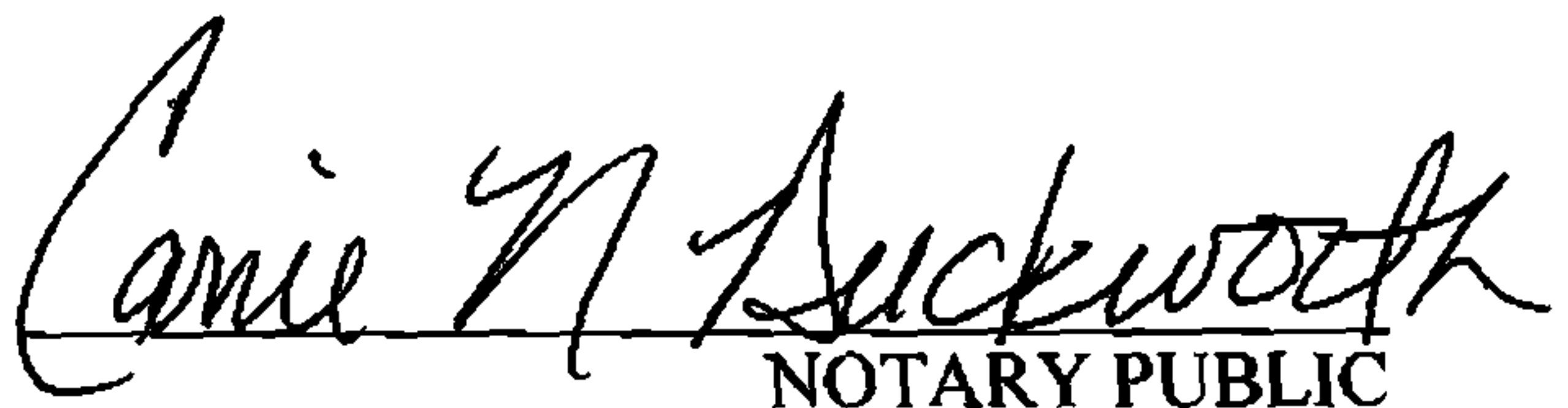


JOHN HUNTER BRECKENRIDGE

STATE OF ALABAMA)
Jefferson COUNTY)

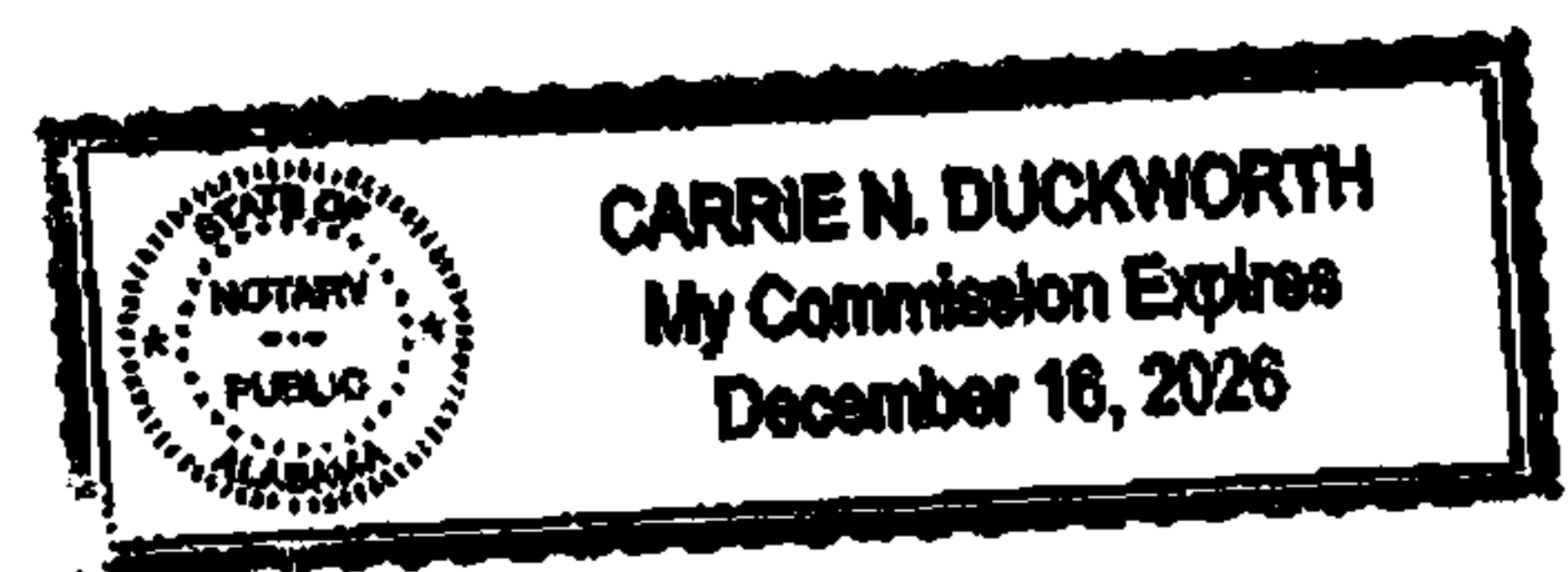
I, Carrie N. Duckworth undersigned Notary Public, in said County, in said State, does hereby certify that **John H. Breckenridge**, whose name is signed to the above and foregoing conveyance and who is known to me or provided sufficient proof of identification this date, acknowledged before me on this day that he, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Done this, the 4 day of Jan, 2024.



NOTARY PUBLIC

My commission expires: 12/16/26



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2024 01:31:31 PM
\$207.50 BRITTANI
20240104000003530

