

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

QUITCLAIM DEED

SEND TAX NOTICES TO:

~~255~~ 335 Dogwood Trail
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, That for and in consideration of the sum of Ten Thousand Dollars and 0/100 (\$10,000.00) and other good and valuable considerations, in hand paid to **DAVID A. LOVVORN**, a single person, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby **REMISE, RELEASE, QUITCLAIM, and CONVEY** unto **LACY CHANDLER LOVVORN**, (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One – Lot 18 in Block 5, according to Arden Subdivision of Town of Montevallo, Alabama as recorded in Map Book 3, Page 64 in the Probate Office of Shelby County, Alabama.

Also- One half of Lot 19, adjoining Lot 18 in Block 5, according to Arden Subdivision of Town of Montevallo, Alabama as recorded in Map Book 3, Page 64 in the Probate Office of Shelby County, Alabama.

Subject to Restrictions and Covenants as recorded in Instrument No. 1949091000000040.

Subject to restrictive covenants and conditions as recorded in Deed Book 139, Page 269 and Map Book 3, Page 64.

Building setback line for 30 feet reserved from Crestview Drive as shown by plat.

Public Utility easement as shown on recorded map of subdivision.

Right of way as recorded in Deed Book 198, Page 496 and Deed Book 165, Page 480.

Prior Deed Reference: Instrument No. 1999-48249.

In reference to divorce agreement and order as set forth in the Shelby County Domestic Relations Division in Case No. DR-2010-000244.04.

Subject to reservations, easements and rights of ways affecting subject property of record.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 29th day of December, 2023.

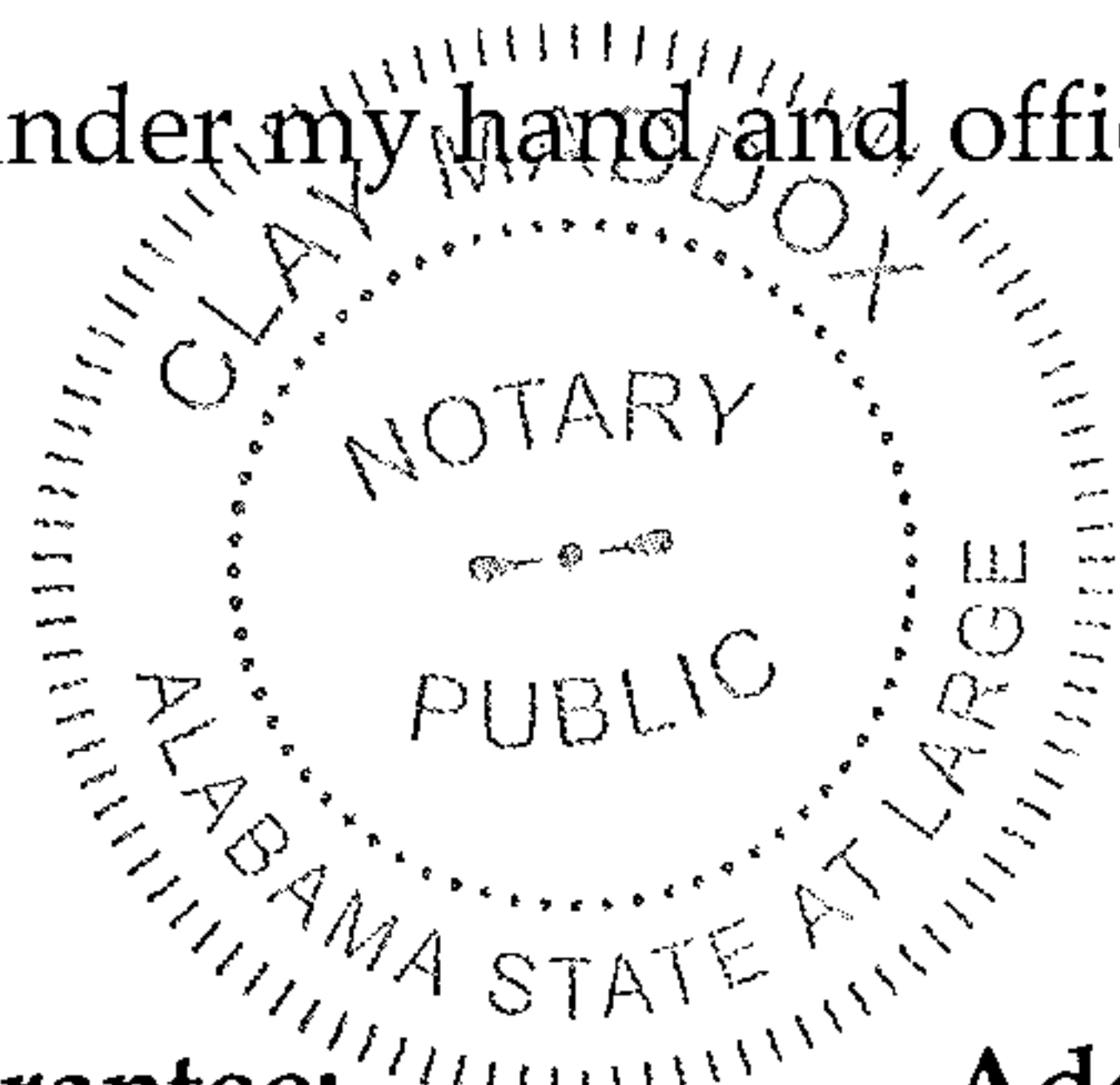


DAVID A. LOVVORN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **DAVID A. LOVVORN** 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2023.





NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
335 Dogwood Trail
Alabaster, AL 35007

Address of Grantor:
355 Crestview Cir
Montevallo, AL
35115

Property Address:
355 Crestview Drive
Montevallo, AL 35115

Real Value: ~~\$10,000.00~~
\$197,800.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/08/2024 12:30:10 PM
\$223.00 BRITTANI
20240208000032300

Ally S. Beyl