

Send Tax Notice to:  
James H. Moore, II, Bobbi L. Moore,  
and Dorthy Moore  
449 Camp Branch Rd.  
Alabaster, AL 35007

**\*THIS INSTRUMENT PREPARED  
WITHOUT THE BENEFIT OR OPINION OF  
TITLE. PREPARER MAKES NO  
WARRANTIES AS TO THE ACCURACY  
OF THE CONTENTS WITHIN THIS  
INSTRUMENT\***

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

20240227000050850  
02/27/2024 11:55:34 AM  
DEEDS 1/2

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned **James H. Moore, II, a married** man, and **Dorthy Moore**, an unmarried woman, (herein referred to as “Grantor,” whether one or more), whose mailing address is 449 Camp Branch Rd., Alabaster, AL 35007 by **James J. Moore, II, Bobbi L. Moore, and Dorthy Moore**, as joint tenants with right of survivorship (herein referred to as “Grantee,” whether one or more), whose mailing address is 449 Camp Branch Rd., Alabaster, AL 35007 the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **449 Camp Branch Rd., Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

James H. Moore died on or about October 23<sup>rd</sup>, 2023.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 8th day of February, 2023.

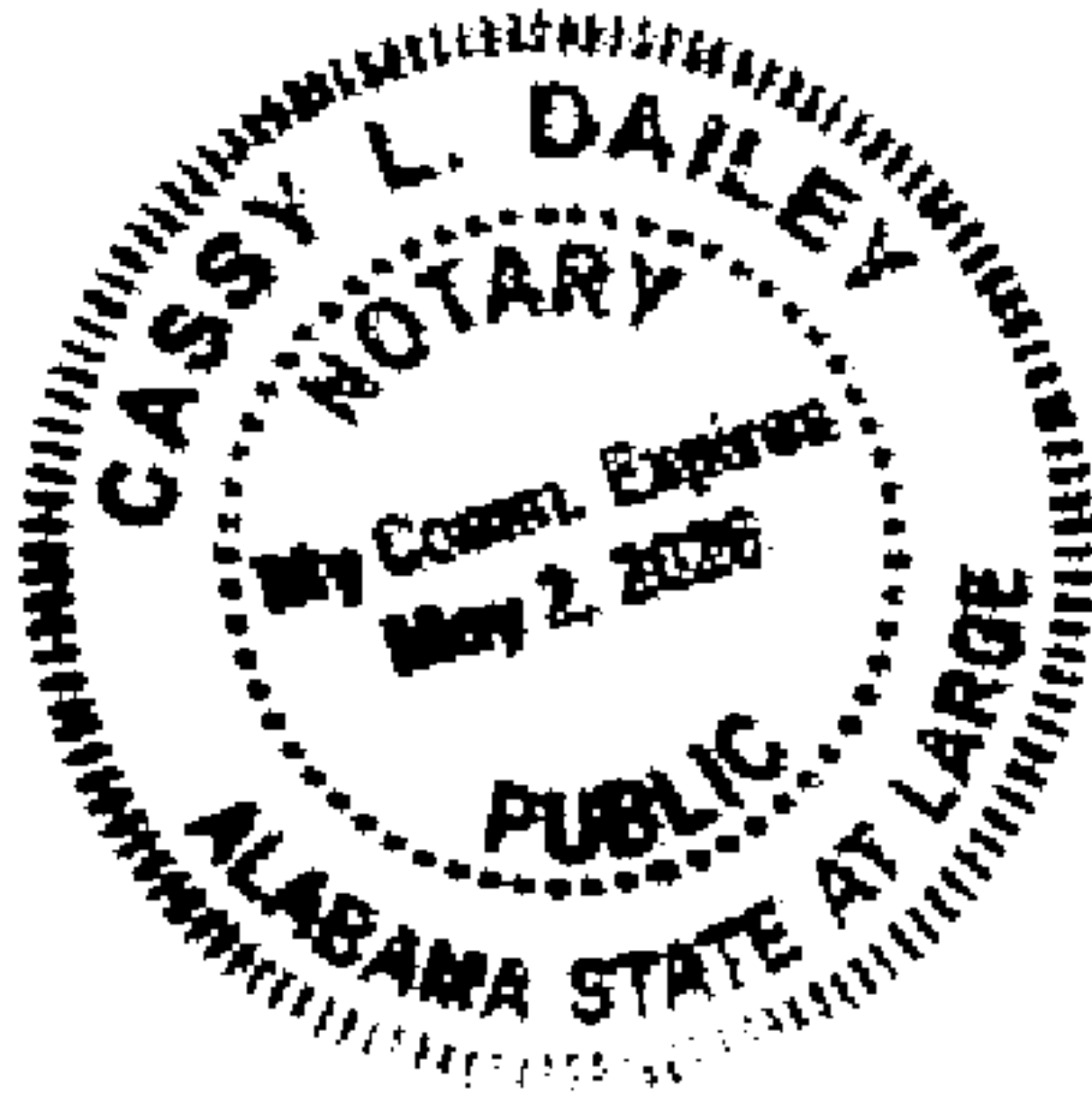
James H. Moore, II by Bobbi L. Moore his Agent  
James H. Moore, II by Bobbi L. Moore, his Agent  
Dorthy Moore  
Dorthy Moore

STATE OF ALABAMA  
COUNTY OF Shelby

I, Cassy L. Dailey Notary Public, in and for said County in said State, hereby certify that Bobbi L. Moore, Agent for James H. Moore, II and Dorthy Moore whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on same bears date.

Given under my hand and seal this 8th day of February, 2023.

Cassy L. Dailey  
Notary Public  
My Commission Expires: 5-2-26

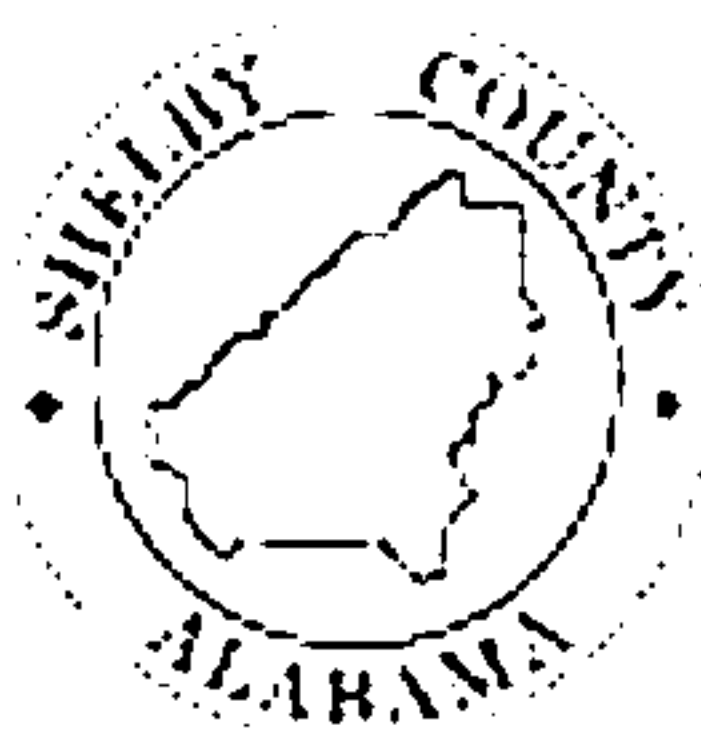


Actual Value: \$108,000.00  
Conveying 1/3 Interest - \$35,640.00



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:  
Begin at the southwest corner of said Section 9; thence north along the west line of said section 9 a distance of 320.00 feet; thence turn right 100 degrees 13 minutes 37 seconds and run in a southeasterly direction a distance of 527.66 feet to a point on the westerly boundary of Camp Branch Road; thence turn right 83 degrees 26 minutes 35 seconds and run in a southerly direction along Camp Branch Road a distance of 87.86 feet to a point on a clockwise curve having a central angle of 17 degrees 42 minutes 28 seconds and a radius of 485.00 feet; thence run southerly and westerly along Camp Branch Road an arc distance of 149.89 feet to a fence line; thence turn right 69 degrees 28 minutes 06 seconds from tangent and run in a westerly direction along a fence a distance of 481.33 feet to the point of beginning; being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/27/2024 11:55:34 AM**  
**\$62.00 JOANN**  
**20240227000050850**

*Allie S. Boyd*