



20240507000132910 1/2 \$111.50
Shelby Cnty Judge of Probate, AL
05/07/2024 08:59:21 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS, WATKINS,
OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

KAREN RUSSELL MCNEIL

1614 Nottingham Road
Greensboro NC 27408

Shelby County, AL 05/07/2024
State of Alabama
Deed Tax: \$86.50

STATE OF ALABAMA)

QUIT CLAIM DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Six Thousand Three Hundred Thirty-Four and 00/100 (\$86,334.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John Granger Russell, a single person**, whose address is 2116 Trescott Drive, Tallahassee, FL 32308 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby release, remise, quit claim and convey unto the GRANTEES, **Karen Russell McNeil**, whose address is 1614 Nottingham Road, Greensboro, NC 27408, and **James Rolfe Russell**, whose address is 1205 Vista Lane, Birmingham, AL 35216, (hereinafter referred to as GRANTEES), all my right, title and interest in and to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the SE ¼ of the NE ¼ of Section 19, and in the SW ¼ of the NW ¼ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW ¼ of the NW ¼ of said Section 20 and run thence East (assumed) along the South line thereof 726.62 feet; thence North 44 deg. 12 min. 30 sec. West 180.48 feet; thence run North 46 deg. 37 min. 30 sec. West 276.05 feet; thence North 45 deg. 14 min. 30 sec. West 311.41 feet; thence run North 45 deg. 13 min. 15 sec. West 78.45 feet to the point of beginning of the property herein described; thence continue Northwestwardly along last described course 226.72 feet; thence run North 67 deg. 18 min. 45 sec. West 85.83 feet to a point on the Southeasterly right of way line of County Road No. 52; thence run South 37 deg. 59 min. 15 sec. West along said right of way line 262.69 feet to the beginning of a curve to the right having a radius of 1111.70 feet; thence run Southwestwardly along said right of way line and along the arc of said curve 81.0 feet; thence run South 33 deg. 07 min. 10 sec. East 203.01 feet; thence run North 48 deg. 23 min. 33 sec. East 110.09 feet; thence run North 73 deg. 35 min. 03 sec. East 169.90 feet; thence run North 38 deg. 01 min. 03 sec. East 158.74 feet to the point of beginning. Also conveyed are all of the rights, title and interests of the grantor to that portion of the real estate lying between the above-described traverse line and the low water mark of the river.

Property Address is: 2370 Highway 52, Helena, Alabama 35080.

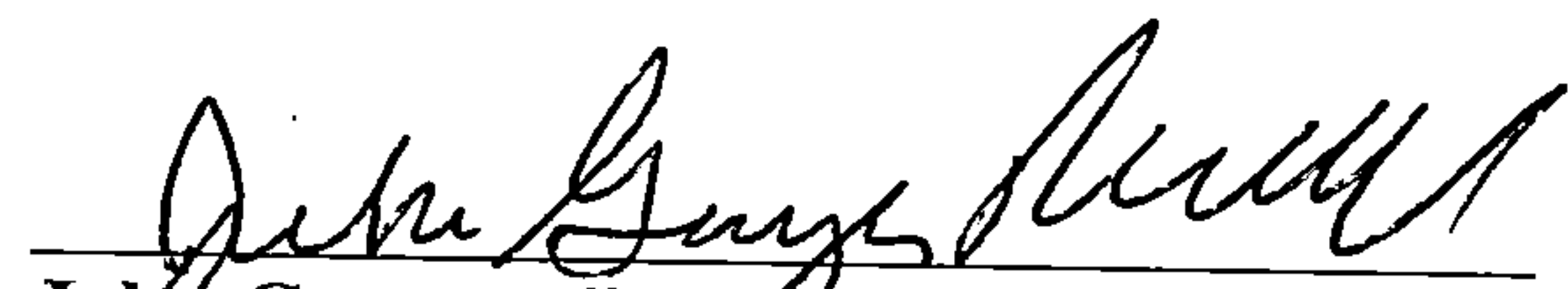
Note: The preparer of this deed has not researched the title to subject property.



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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as tenants in common, forever.

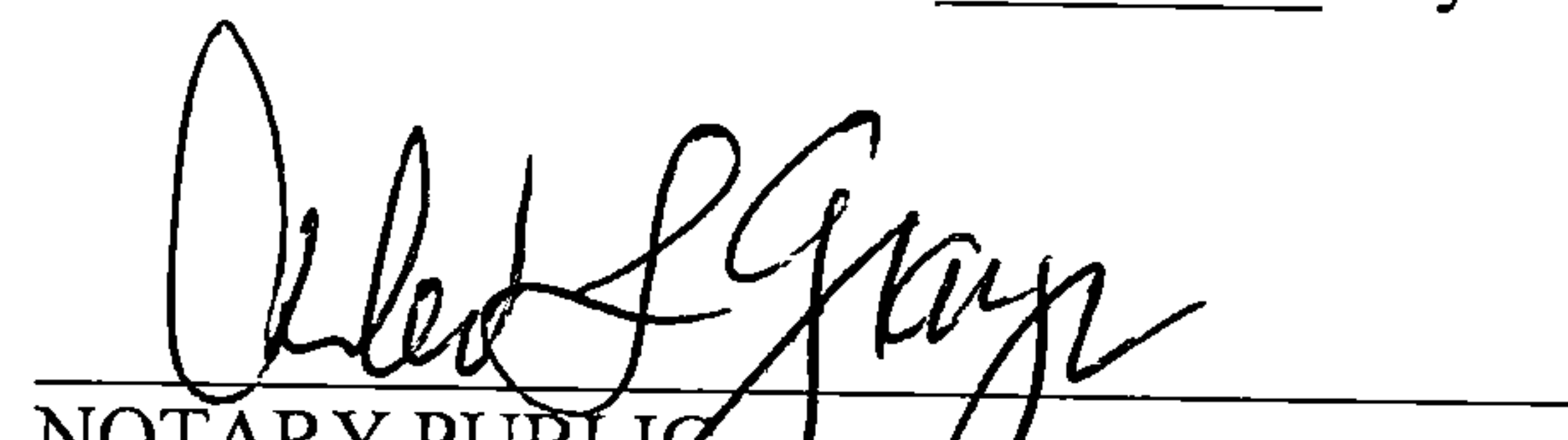
IN WITNESS WHEREOF, said GRANTOR, John Granger Russell, has hereunto set his hand and seal this the 18th day of April, 2024.


John Granger Russell

STATE OF Florida)
COUNTY OF Lee)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John Granger Russell**, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of April, 2024.


NOTARY PUBLIC
My Commission Expires: _____

