

QUIT CLAIM DEED

20240529000159440 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
05/29/2024 03:36:36 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENT, that in consideration of and pursuant to the Grantee herein paying the sum of (\$30,000.00) Thirty Thousand and no/100 Dollars to the Grantor, pursuant to an agreement between the above and below named parties arising from a divorce action, 58-DR-2024-900124.00, occurring in Shelby County, Alabama, the undersigned, **Joshua Thomas Everett**, a married man (hereinafter called Grantor), hereby **remises, releases, quit claims, grants, and conveys** to **Kelse Elizabeth Laney Saban Everett**, a married woman, (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Legal Description Exhibit "A"

Subject to all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed by draftsman and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises. Property description taken from the Warranty Deed, Instrument Number 20220607000228000 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns forever.

Given under my hand and seal, this the 29th day of May, 2024.


JOSHUA THOMAS EVERETT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOSHUA THOMAS EVERETT**, 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, he has executed the same voluntarily on the day the same bears date.

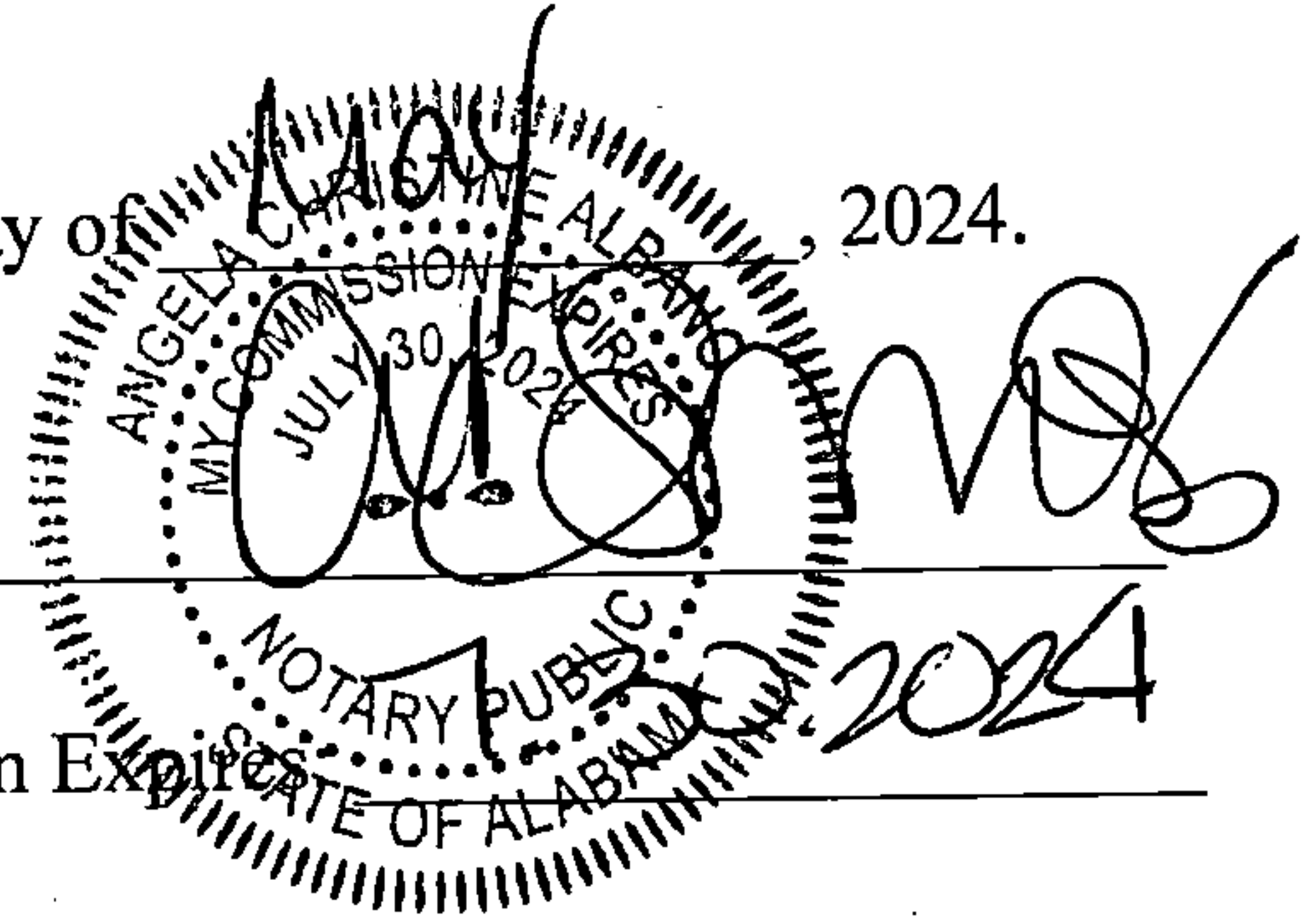
Shelby County, AL 05/29/2024
State of Alabama
Deed Tax: \$30.00

20240529000159440 2/3 \$58.00
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Given under my hand and official seal this 29th day of May, 2024.

Notary Public:

My Commission Expires



Tax Assessor's Value: \$830,040.00

PREPARED BY:

Burns, Brashier & Johnson, LLC
4128 Crosshaven Drive
Vestavia, AL 35243
(205) 241-9988

SEND TAX NOTICE TO:

Kelsey Elizabeth Laney Saban Everett
356 Shoal Ridge Drive
Leeds, Alabama 35094

GRANTOR'S ADDRESS:

356 Shoal Ridge Drive
Leeds, Alabama 35094

GRANTEE'S ADDRESS:

17101 Kenley Way
Birmingham, Alabama 35242

PROPERTY ADDRESS:

356 Shoal Ridge Drive
Leeds, Alabama 35094

EXHIBIT "A"

A parcel of land situated in the SW ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Parcel I:

Commence at the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3, Township 18 South, Range 1 East; thence North 03 deg. 02 min. 11 sec. East a distance of 90.56 feet to the point of beginning; thence North 03 deg. 02 min. 11 sec. East a distance of 548.77 feet; thence North 49 deg. 31 min. 10 sec. West a distance of 1763.77 feet to a point on the centerline of a 60 foot easement; thence South 63 deg. 36 min. 53 sec. West along said centerline a distance of 491.34 feet; thence South 41 deg. 44 min. 41 sec. East a distance of 1000.16 feet; thence South 56 deg. 11 min. 56 sec. East a distance of 1308.28 feet to the point of beginning.

Parcel II:

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows; Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 55 min. 35 sec. West along the North line of said ¼ - ¼ a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point on the centerline of a sixty foot wide access easement and the point of beginning of the centerline of the easement being described; thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and Except any part of Highway 25 right of way that lies within the above described easement.



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