

Prepared By
Sara Katherine Cunningham
34 Homestead Trail
Pelham AL 35124

After Recording Return To:

Brian S. Griffin
1004 Eagle Creek Cove
Birmingham, AL 35242



20240605000167690 1/2 \$29.50
Shelby Cnty Judge of Probate, AL
06/05/2024 02:10:07 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENT, That in consideration of THREE THOUSAND TWO HUNDRED THIRTY NINE DOLLARS (\$3,239), and the purpose of clearing title to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BRITTANY L. SHELL**, an unmarried woman (herein referred to as Grantor) remises, releases, quit claims, grants and sells unto **BRIAN SCOTT GRIFFIN** (herein referred to as Grantee), all her title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Legal Description:

Lot 2, According to the Survey of Mack's Place as recorded in Map book 45. Page 53 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the SW Corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 1336.5'; thence N00°16'28"W, a distance of 1211.03' to the Southerly R.O.W. line of Shelby County Highway 61; thence S87°57'31"E and along said R.O.W. line, a distance of 30.02' to the POINT OF BEGINNING; thence S00°16'28"E and leaving said R.O.W. line, a distance of 1064.62'; thence N89°58'17"E, a distance of 245.88'; thence N00°00'00"E, a distance of 432.41'; thence S89°58'17"W, a distance of 154.94'; thence N00°01'43"W, a distance of 628.74' to the Westerly R.O.W. line, a distance of 95.79' to the POINT OF BEGINNING.

BRITTANY S. GRIFFIN and **BRITTANY S. GRAVLEE** is one and the same person as **BRITTANY L. SHELL**.

Shelby County, AL 06/05/2024
State of Alabama
Deed Tax: \$3.50

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his and his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th of March, 2024



BRITTANY L. SHELL, Grantor



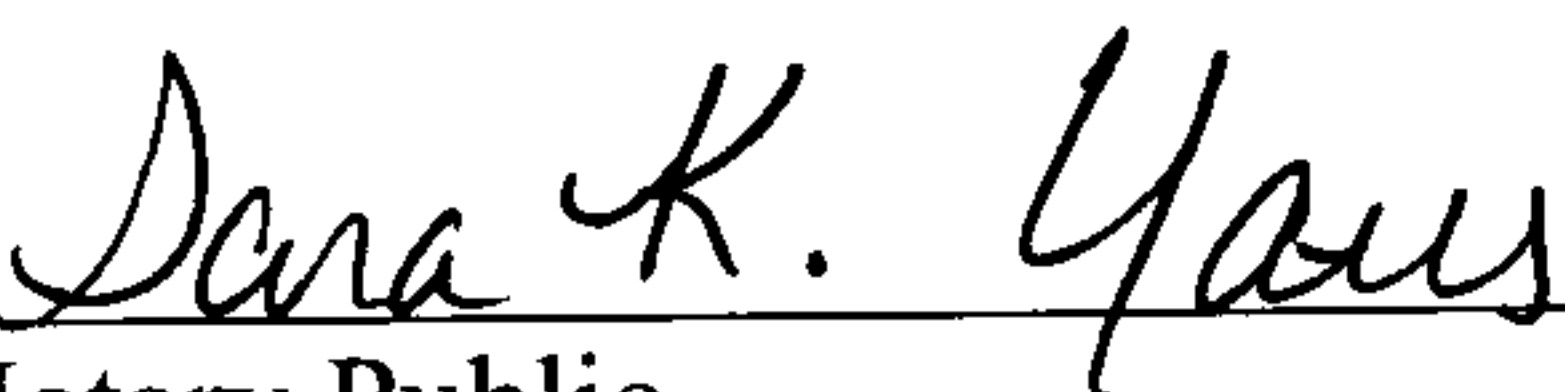
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STATE OF ALABAMA, COUNTY OF SHELBY, ss:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BRITTANY L. SHELL**, an unmarried woman, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the date that same bears date.

Given under my hand and official seal this 29th day of March 2024.

Property Address
17323 Hwy 61
Wilsonville, AL 35186

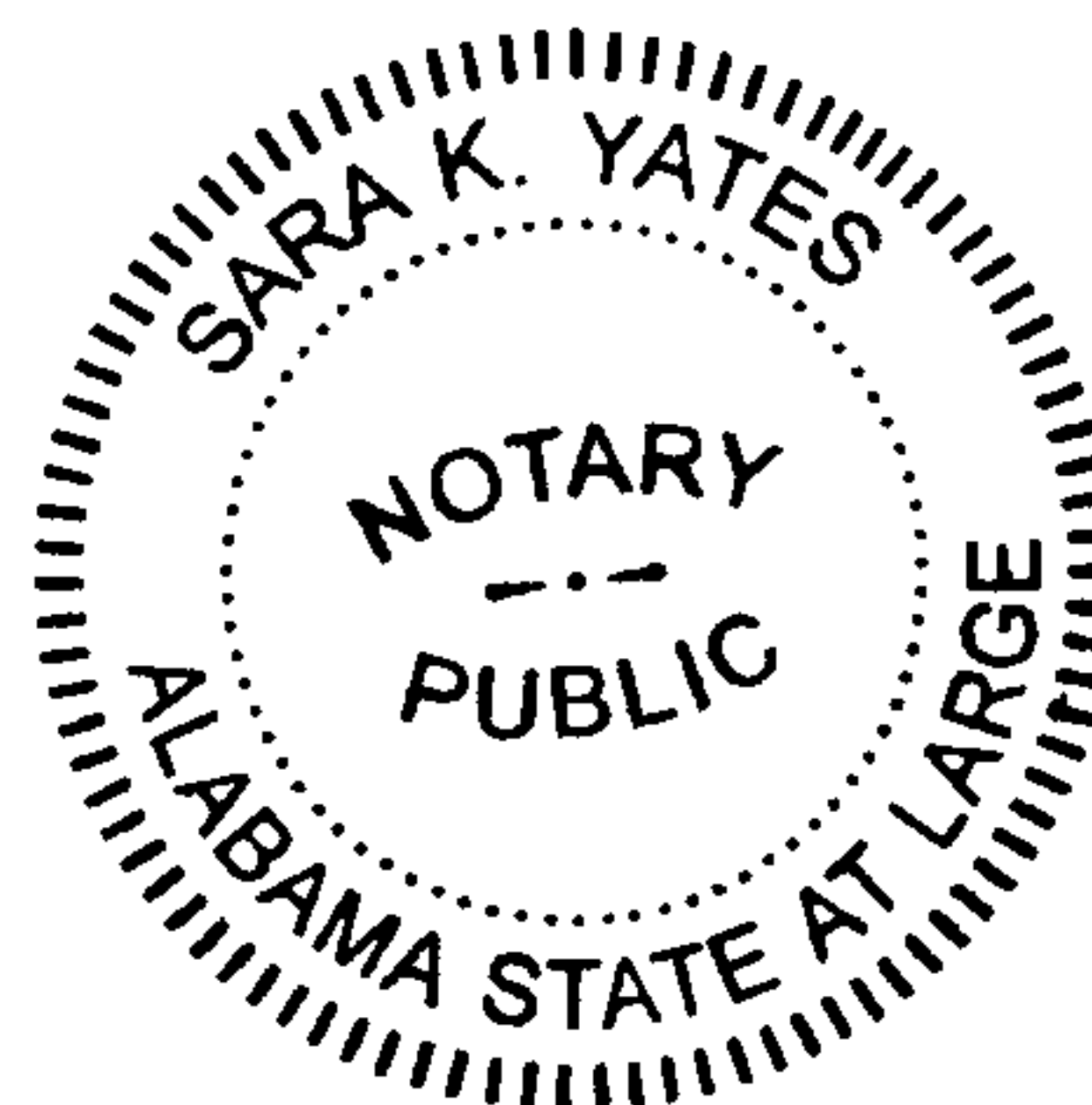

Notary Public

My commission expires 2/23/2028

Grantor's Address:
216 Hillside Dr.
Wilsonville, AL 35186

Grantee's Address:
1004 Eagle Creek Cove
Birmingham, AL 35242

Send Tax Notice to:
Brian Griffin
1004 Eagle Creek Cove
Birmingham, AL 35243



This deed has been prepared without the benefit of a title examination but based on information supplied by the Grantor. The Preparer makes no representation regarding the Grantor's quality of title, if any.