

SEND TAX NOTICE TO:
Brady Dean Gilbert
932 Darlington Dr.
Chelsea, AL 35043

This instrument prepared by:
James F. Willis
JFW LAW, LLC.
1116 20th St. S, Box 503
Birmingham, Alabama 35205

½ ASSESSED VALUE: \$63,550

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 **Carsen Nicole Brasher, a single woman**, whose address is 1005 Village Way, Prichard, AL (hereinafter referred to as the “Grantor”, whether one or more) by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **Brady Dean Gilbert**, whose address is 932 Darlington Dr., Chelsea, AL 35043 (hereinafter referred to as the “Grantee”, whether one or more), all her/his right title and interest in and to the following described real estate situated in **Shelby County, Alabama, the address of which is 932 Darlington Dr., Chelsea AL 35043 to-wit:**

Lot 86, Chelsea Acres Sector 1 Phase 1B, according to the map or plat thereof, recorded in Map Book 58, Page 16, in the Office of the Judge of Probate, Shelby County, Alabama.

Source of Title: Inst. No. 20240103000002210

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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



20240701000198190 2/2 \$89.00
Shelby Cnty Judge of Probate, AL
07/01/2024 03:45:16 PM FILED/CERT

*Prepared by a licensed attorney in this state (without the benefit of title review). No warranties are given by the preparer. Information contained in this deed was provided to the preparer by the Grantor. The preparer is not responsible for the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer makes no warranty that the legal description referenced in this document is correct and complete, or that the Grantor is the owner of the premises. Since no survey nor title examination has been performed, the preparer cannot make any representations in any manner that the premises are in compliance with any subdivision restrictions, state, county or city regulations if applicable. Also, please note that the preparer makes no warranties or representations concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on or across the property. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this 20th day of June, 2024.

Carsen Nicole Brasher

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Carsen Nicole Brasher**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 20th day of June, 2024.

Notary Public

My commission expires:

