

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
Clanton, AL 35045
(205) 755-1975

QUITCLAIM DEED

SEND TAX NOTICES TO:

346 Wixford Trace
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of the sum of Five Hundred and 0/100 (\$500.00) and other good and valuable considerations, in hand paid to, **Anima Acharya Basnet**, a Single person, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto, **Binod Basnet**, (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

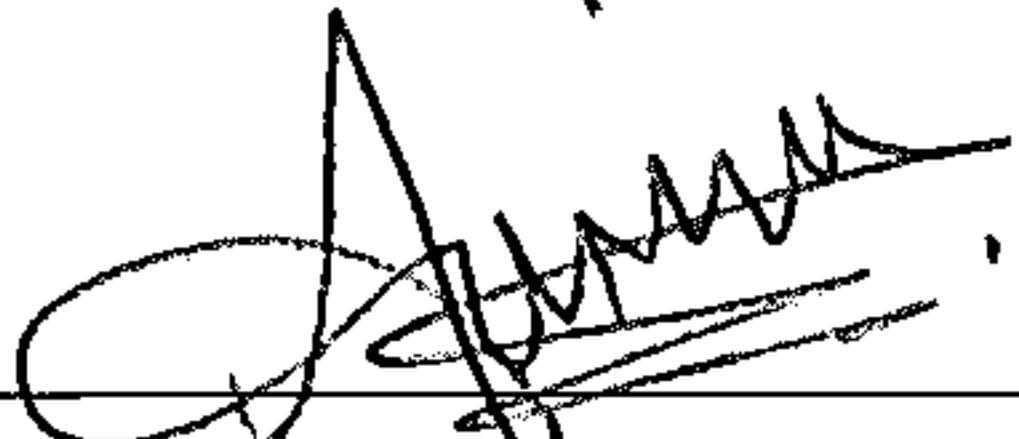
Lot 343, according to the Survey of Weatherly, Wixford Moor, Sector 24, as recorded in Map Book 20, Page 144 in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

Subject to that Mortgage dated October 18, 2019 to Quicken Loans Inc. and recorded in Instrument Number 20191101000404060.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 27 day of June, 2024.

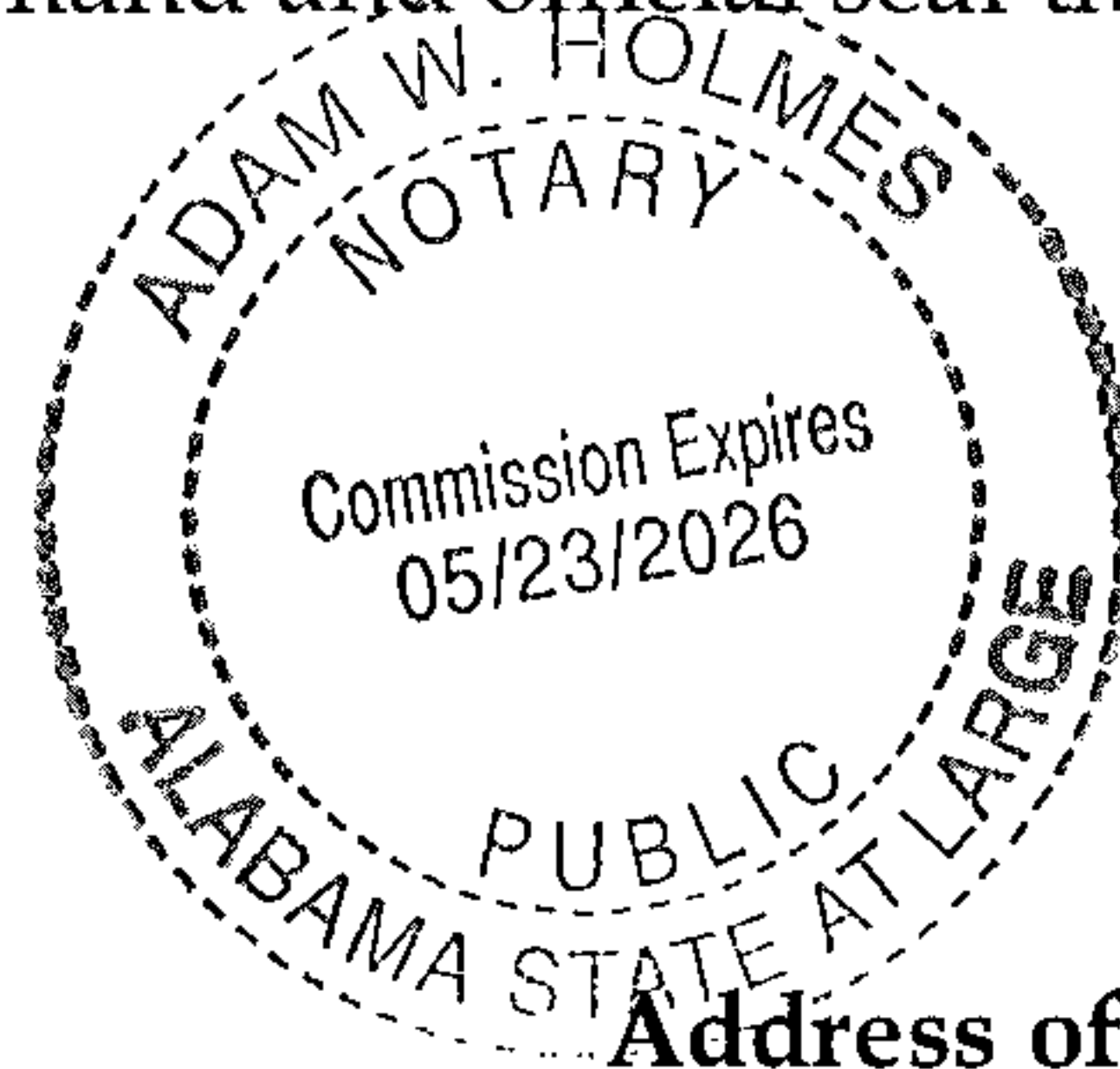

ANIMA ACHARYA BASNET

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Anima Acharya Basnet, 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 this 27 day of June, 2024.



Adam W. Holmes
NOTARY PUBLIC
My Commission Expires: 05.23.2026

Address of Grantee:

346 Wixford Tr
Alabaster, AL
35007

Address of Grantor:

5361 Cottage
circle, Hoover
AL, 35226

Property Address:

4346 Wixford Trace
Alabaster, AL 35007

Real Value: To Perfect Title

TAV: 400,920.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 08:19:41 AM
\$426.00 BRITTANI
20240801000237960

Allie S. Bayl