

## QUIT CLAIM DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand Dollars (\$20,000.00)**, and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Lauren Nicholson, an unmarried person,**  
(herein referred to as Grantor) remisses, releases, quit claims, grants and sells unto  
**LAN RENTALS, LLC**

(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:

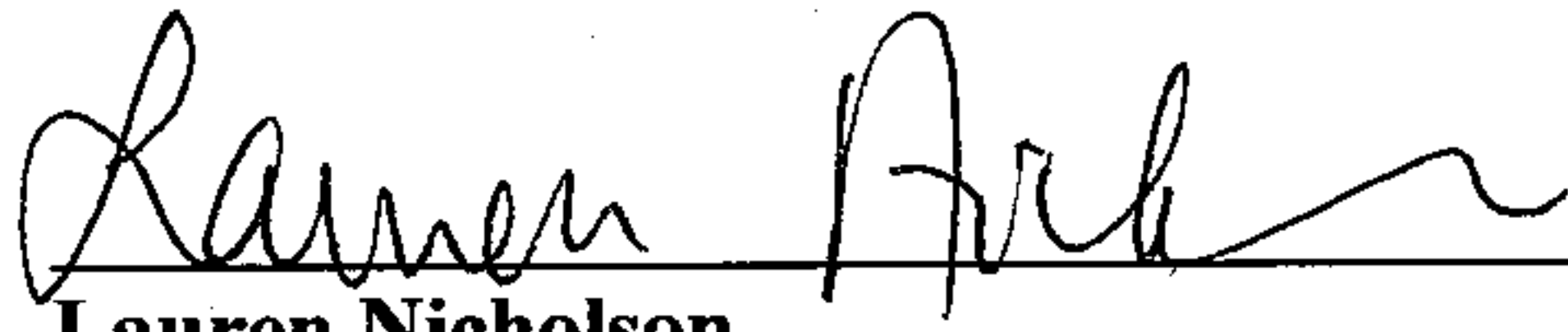
**Lot 16, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A and B, in the Probate Office of Shelby County, Alabama.**

**Lauren Nicholson is formerly known as Lauren Nicholson Abarca.**

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, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of September, 2024.

  
\_\_\_\_\_  
**Lauren Nicholson**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that,  
**Lauren Nicholson, an unmarried person,**  
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 date the same bears date.

Given under my hand and official seal, this 5th day of September, 2024.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public

Preparer: Luke A Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223  
Title not examined by Preparer.

Grantor's Address:  
1857 Buttercup Drive  
Birmingham, AL 35226

Property Address:  
1007 Townes Court  
Birmingham, AL 35242

Send Tax Notice to/  
Grantee's Mailing Address:  
**LAN RENTALS, LLC**  
**1857 Buttercup Drive**  
**Birmingham, AL 35226**

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/09/2024 10:32:36 AM  
\$42.00 JOANN  
20240909000278840



*Allen S. Bayl*

