

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Richard Maddox
7375 Highway 61
Wilsonville, AL 35186

State of Alabama

QUITCLAIM DEED
[TITLE NOT EXAMINED – NO OPINION EXPRESSED]

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Jamie Beadlecomb, a married unmarried woman (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Richard Maddox (hereinafter referred to as "Grantees"), hereby remise, release, quitclaim, grant, sell and convey unto Grantees, all of Grantor's right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 1 Fuller's Pond, as recorded in Map Book 29, Page 24, in the Probate Office of Shelby County, Alabama.

Property Address: 7375 Highway 61, Wilsonville, AL 35186

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

SUBJECT TO any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantees, and the heirs and assigns of said Grantees, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor set their hand and seal on this, the 16th day of September, 2024

Jamie Beadlecomb
Jamie Beadlecomb

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamie Beadlecomb, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2024.

Morgan Means
Notary Public
My Commission Expires: 8/9/26



