

Send Tax Notice to:
Brittany Hammock

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

\$100.00⁰⁰

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 **Darrell Hammock, and Brittany Hammock, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

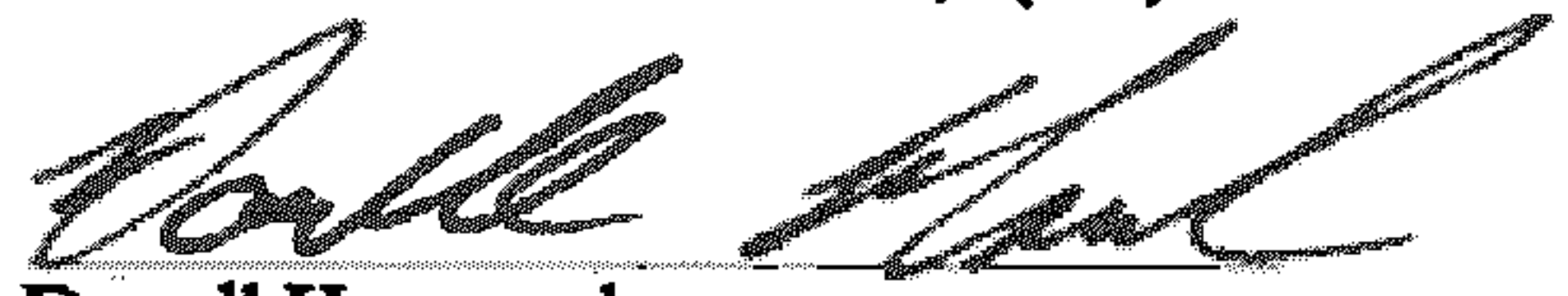
2153 Paramount Run Hoover, AL 35244
by **Brittany Hammock**, (herein referred to as "Grantee," whether one or more), whose mailing address is

2153 Paramount Run Hoover AL 35244
the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **2153 Paramount Run, Hoover, AL 35244**, and more particularly described as:

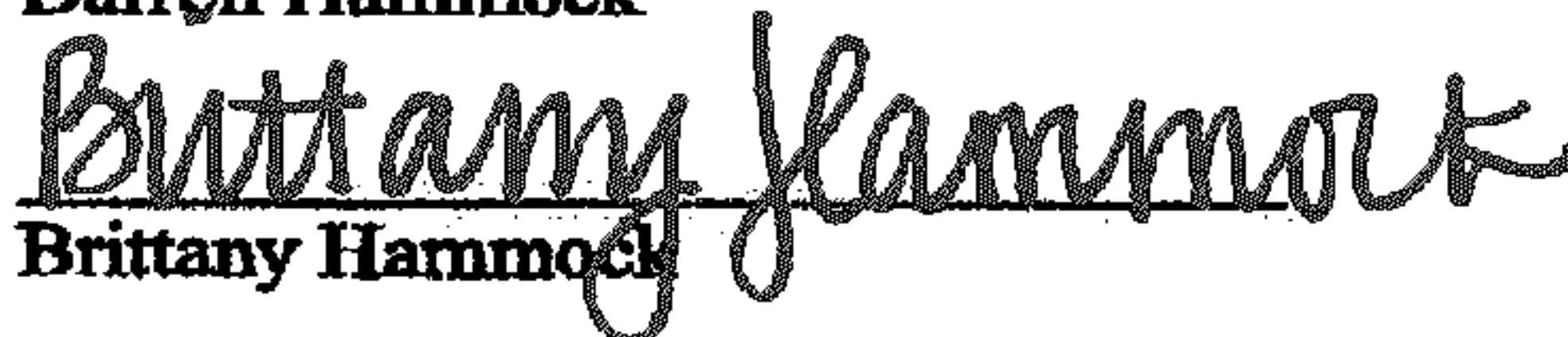
FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 10th day of August, 2024.



Darrell Hammock



Brittany Hammock

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Darrell Hammock and Brittany Hammock** 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 10th day of August, 2024.


Notary Public

My Commission Expires:

MEAGAN ISOM BABB
Notary Public
Alabama State at Large
My Commission Expires Jan 30, 2028

EXHIBIT A

Property 1: _____

Lot 553, according to the Survey of Lake Wilborn Phase 5C, as recorded in Map Book 51, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD.

Together with that certain ingress, egress and driveway easement over, under and across the following described real property:

A part of Common Area CA 5C-1A according to the survey of Lake Wilborn Phase 5C Resurvey No. 1 as recorded in the Shelby County Probate Office in Map Book 52, Page 52 being situated in the Southwest $\frac{1}{4}$ of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

BEGIN at the Southeast corner of Lot 553 according to the survey of Lake Wilborn Phase 5C as recorded in the Shelby County Probate Office in Map Book 51, Page 94, said corner lying on the Northern right-of-way of Paramount Run and the Westerly boundary of Common Area CA 5C-1A according to the survey of Lake Wilborn Phase 5C Resurvey No. 1 as recorded in the Shelby County Probate Office in Map Book 52, Page 52 and run in a Northerly direction along the common line between said lot 553 and Common Area CA 5C-1A for a distance of 52.79 feet; thence turn a deflection angle to the left of $41^{\circ}38'38''$ and run in a Northwesterly direction along the common line between said lot 553 and Common Area CA 5C-1A for a distance of 78.06 feet; thence leaving said common lot line turn a deflection angle to the right of $155^{\circ}59'45''$ and run in a Southeasterly direction for a distance of 81.24 feet; thence turn a deflection angle to the right of $81^{\circ}34'01''$ and run in a Southeasterly direction for a distance of 80.72 feet to the POINT OF BEGINNING.

Said parcel containing 1874 square feet, more or less



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2024 08:36:11 AM
\$125.00 PAYGE
20241003000309540

Allen S. Bayl