

This instrument was prepared by:

Stephanie Fowler Leftwich

7029 Joinertown road

Columbiana, AL 35051



20241008000316010 1/4 \$346.00
Shelby Cnty Judge of Probate, AL
10/08/2024 12:48:50 PM FILED/CERT

Once recorded, return to:

Jonathan B and Stephanie F Leftwich

7029 Joinertown Road

Columbiana, AL 35051

Shelby County, AL 10/08/2024
State of Alabama
Deed Tax:\$315.00

This Space for Recorder's Use Only.

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One hundred and Sixty and 00/100 US Dollars (\$315.60) in hand, paid to Jonathan Brendan Leftwich and Stephanie Fowler Leftwich, a married couple with an address of 7029 Joinertown Road, Columbiana, AL 35051, (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to JS Leftwich Trust, an Alabama Trust with an address of 7029 Joinertown Road, Columbiana, AL 35051, (the "Grantee" or "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 22 1 02 0 000 001.017

The property identified herein is -OR- is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Jonathan B & Stephanie F Leftwich

Address: 7029 Joinertown Road, Columbiana, AL 35051

property address

7029 Joinertown Rd

Columbiana AL 35051



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TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:

Date: 10-07-2024

Printed Name:

Jonathan B Leftwich

Grantor Signature:

Date: 10-07-2024

Printed Name:

Stephanie F Leftwich

1st Witness Signature:

Date: 10-7-24

Printed Name:

Adam W. Holmes

2nd Witness Signature:

Date: 10-7-24

Printed Name:

Alondra Rangel



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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)

County of Shelby)

On 1 October 2024 before me, Grace Gathings, personally appeared Jonathan B. Lettrich and Stephanie F. Lettrich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

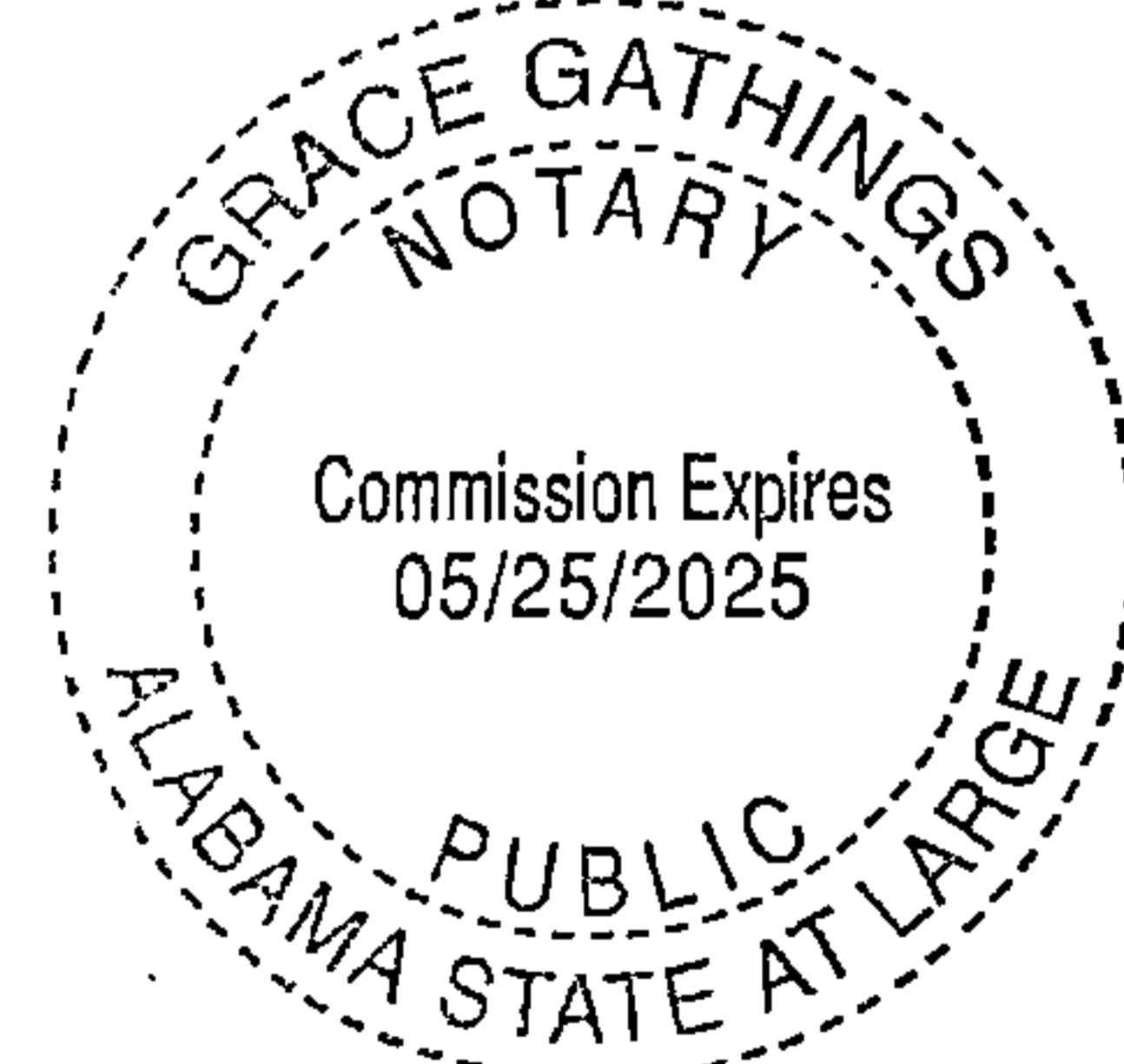
WITNESS my hand and official seal.

Signature Grace Gathings

Printed Name Grace Gathings

My Commission Expires 05/25/2025

(Seal)





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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 6, according to the survey of Clearview Estates, as recorded in Map Book 54, Page 73, in the Probate Office of Shelby County, Alabama