

This instrument was prepared by:

Stephanie Fowler Leftwich
7029 Joinertown Road
Columbiana, AL 35051



20241008000316020 1/4 \$196.50
Shelby Cnty Judge of Probate, AL
10/08/2024 12:48:51 PM FILED/CERT

Shelby County, AL 10/08/2024
State of Alabama
Deed Tax:\$165.50

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 Sixty five thousand four hundred US Dollars (\$ 165,500) in hand, paid to Stephanie Fowler Leftwich, a married individual 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 13 1 02 1 000 001.080

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: Stephanie F Leftwich

Address: 7029 Joinertown Road, Columbiana, AL 35051

property address 23 Cottages Circle
Pelham AL 35124



20241008000316020 2/4 \$196.50
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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:

10-7-24

Printed Name:

Stephanie F Leftwich

Grantor Signature:

Date:

Printed Name:

1st Witness Signature:

Date: 10-7-24

Printed Name:

Adam W. Holmes

2nd Witness Signature:

Date: 10-7-24

Printed Name:

Alondra Rangel

20241008000316020 3/4 \$196.50
Shelby Cnty Judge of Probate, AL
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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 Stephanie F. Leftwich,
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.

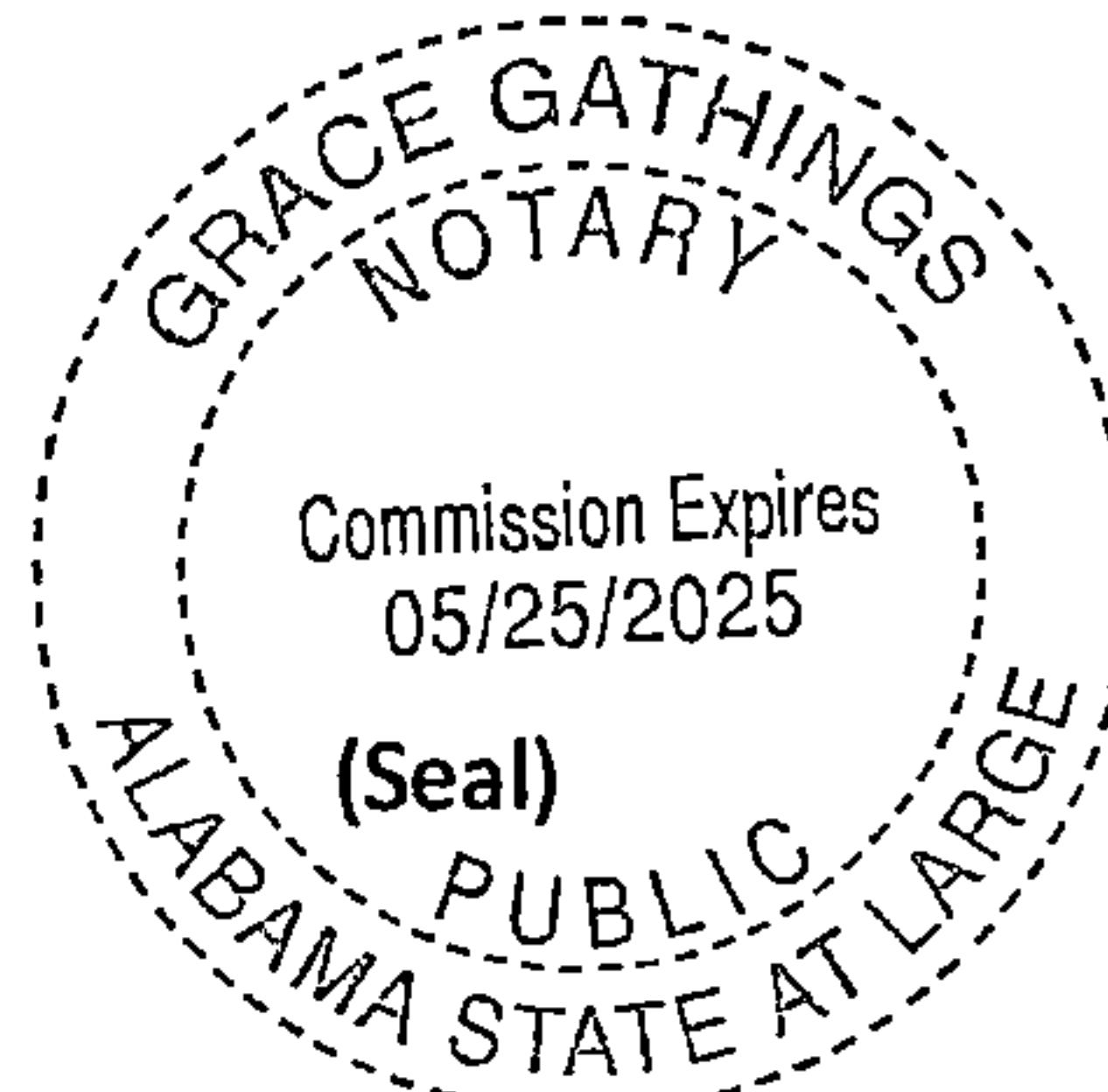
WITNESS my hand and official seal.

Signature Grace Gathings

Printed Name Grace Gathings

My Commission Expires

05/25/2025





20241008000316020 4/4 \$196.50
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EXHIBIT A

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

Lot 11, according to the Survey of The Cottages, as recorded in Map Book 12, Page 19, in the Probate Office of Shelby County, Alabama