

This instrument was prepared by:

Stephanie Fowler Leftwich

7029 Joinertown Road

Columbiana, AL 35051

Once recorded, return to:

Stephanie F 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 fifty five thousand and no/100 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

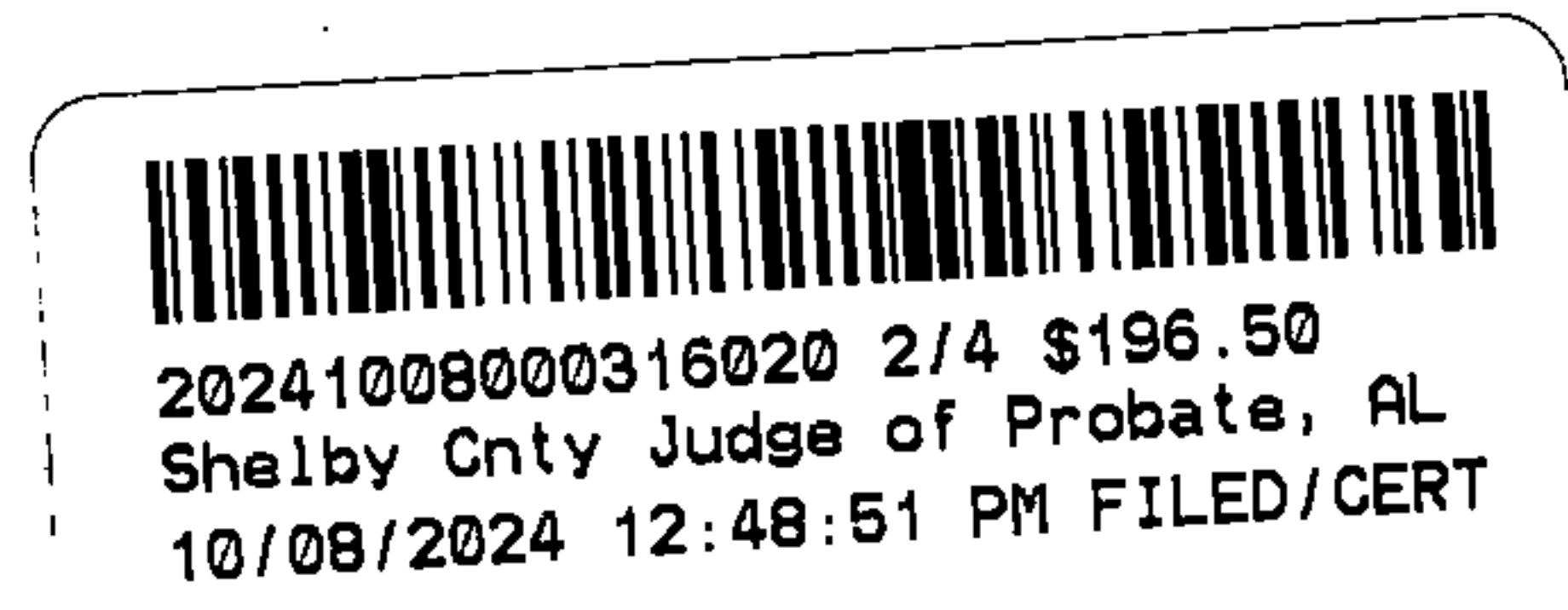
The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Stephanie F Leftwich

Address: 7029 Joinertown Road, Columbiana, AL 35051

property address 23 Cottage Circle
Pelham AL 35124



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: Stephanie F Leftwich Date: 10-07-2024
Printed Name: Stephanie F Leftwich

Grantor Signature: _____ Date: _____
Printed Name: _____

1st Witness Signature: Adam W. Holmes Date: 10-7-24
Printed Name: Adam W. Holmes

2nd Witness Signature: Alondra Rangel 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)

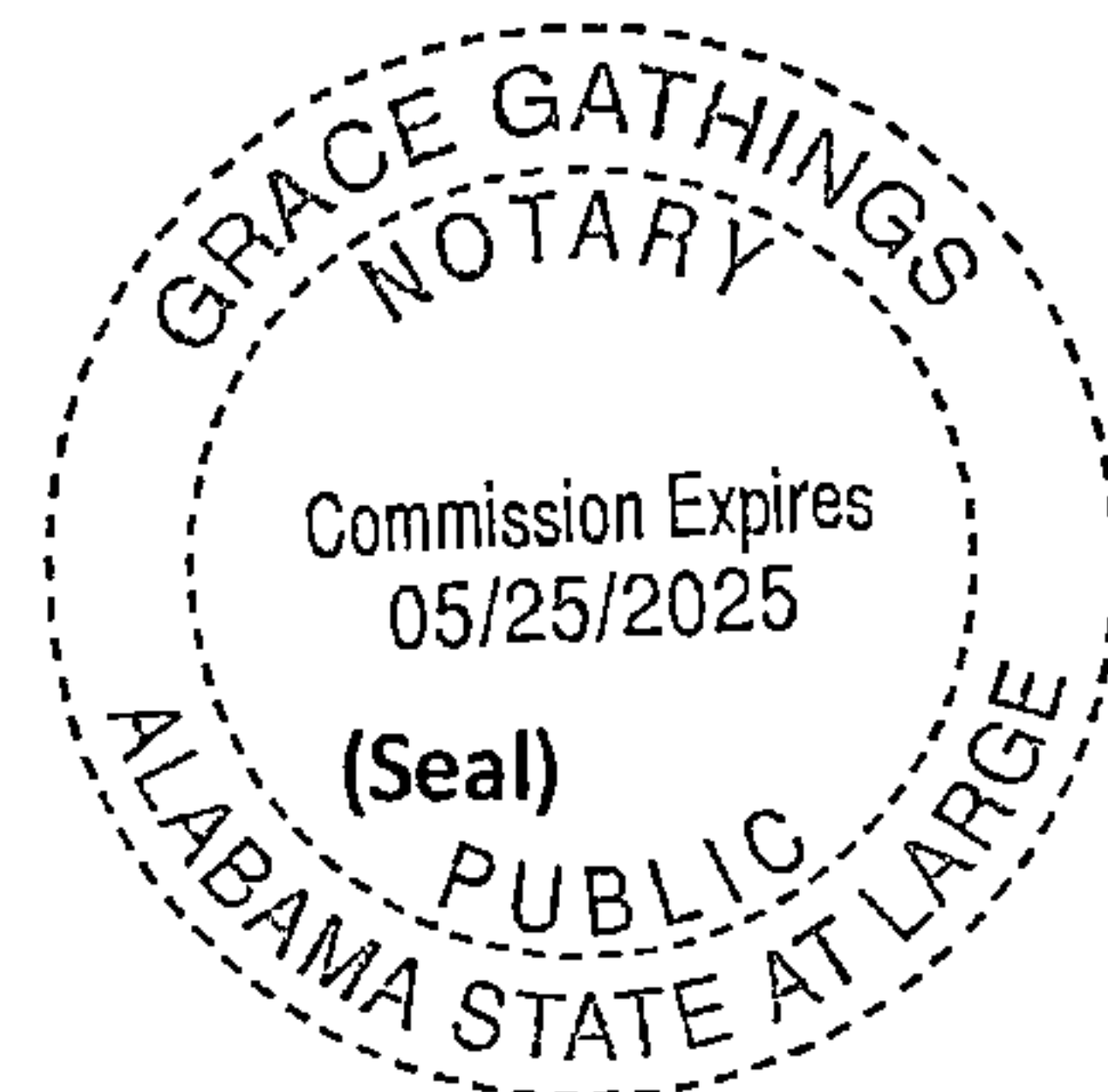
County of Shelby)

On 7 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





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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