

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
(205) 624-2121

Send Tax Notice to:
Kristen Amell
179 Hidden Trace Ct
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) Zach Amell, an unmarried man, the “Grantor” herein, in hand paid by Kristen Amell, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, to wit:

Lot 90, according to the plat of The Lakes at Hidden Forest, Phase 2, as recorded in Map Book 37, Page 122 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

* Zach E. Amell is one and the same as Zach Amell

Situated in **Shelby** County, Alabama.

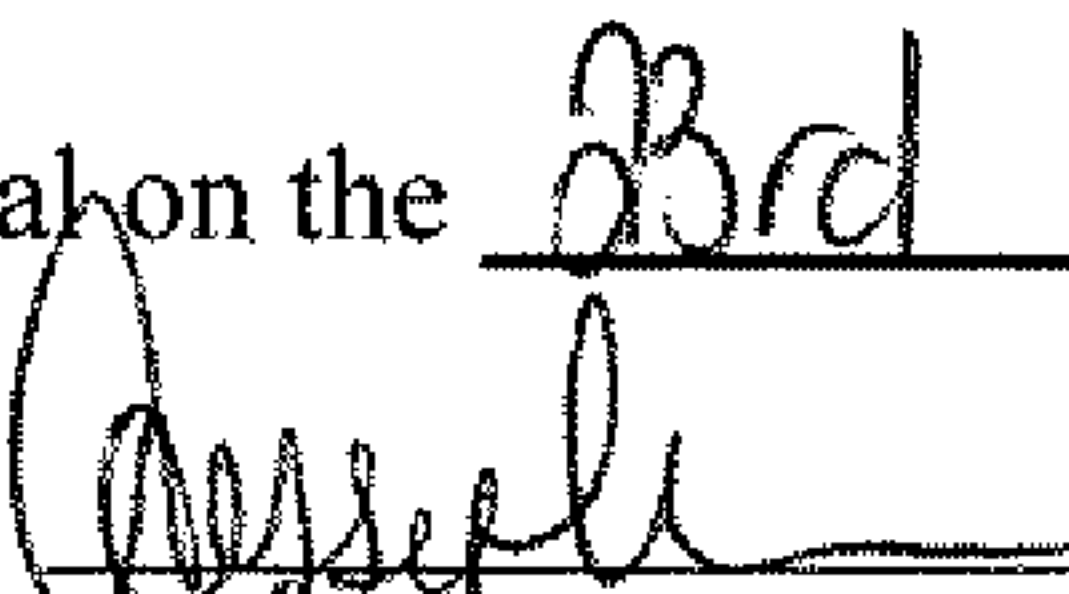
TO HAVE AND TO HOLD to the said Zach Amell and Grantee’s heirs and assigns forever.
Given under my hand and seal this 23rd day of September, 2024.


Zach Amell

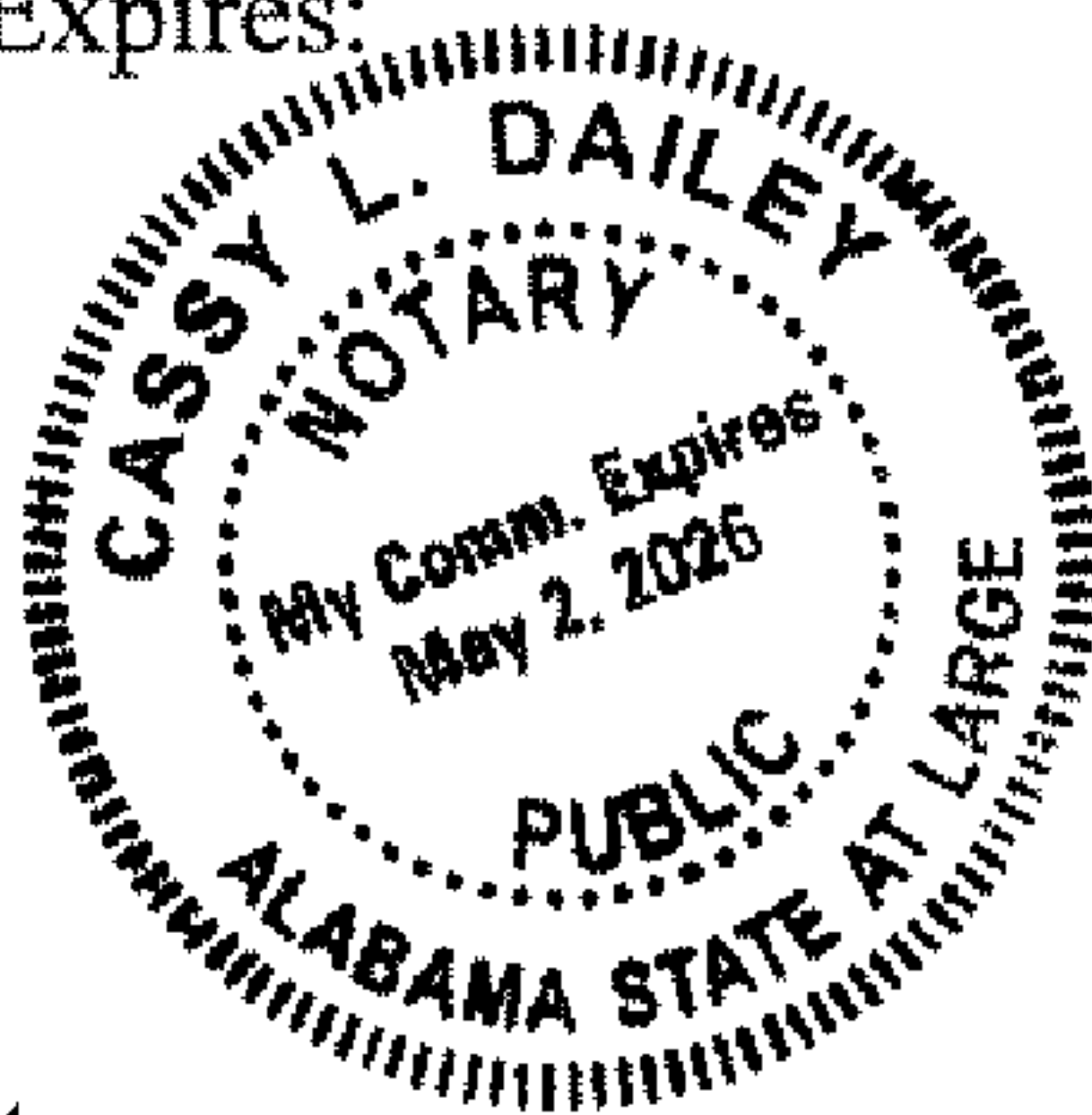
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Zach Amell who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 23rd day of September, 2024.


Notary Public
Commission Expires:

Seller Address: 179 Hidden Trace Ct., Montevallo, AL 35115
Buyer Address: 179 Hidden Trace Ct., Montevallo, AL 35115
Property Address: 179 Hidden Trace Ct., Montevallo, AL 35115
Assessor Value: \$140,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/29/2024 01:27:55 PM
\$162.00 JOANN
20241029000337920

