



20241118000357550 1/3 \$255.00
Shelby Cnty Judge of Probate, AL
11/18/2024 02:45:17 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
CAROL CATES
446 CONROY CIRCLE
STERRETT, ALABAMA 35147

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND 00/100 DOLLARS (\$10.00) and IN COMPLIANCE WITH THE FINAL JUDGMENT OF DIVORCE ENTERED on NOVEMBER 14, 2024, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, BEARING CIVIL ACTION NUMBER: DR-2024-900312.00, to EDWARD L CATES, an unmarried man, in hand paid by CAROL CATES, the receipt whereof is hereby acknowledged; I, EDWARD L. CATES, an unmarried man, do remise, release, quit claim and convey to the said CAROL CATES all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 712, according to the Survey of Forest Parks-7th Sector, as recorded in Map Book 22, at page 150, and Instrument No. 1997-25443, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as shown on the Record Map of Forest Parks, 7th Sector, (3) Easement for Alabama Power Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192, Volume 126, at Page 323; and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate Office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in Instrument No. 1997-25445. o existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

THIS DEED IS IN COMPLIANCE WITH THE FINAL JUDGEMENT OF DIVORCE ENTERED ON November 14, 2024, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, BEARING CIVIL ACTION NUMBER: DR-2024-900312.00.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this 15 day of NOVEMBER, 2024

EDWARD L. CATES



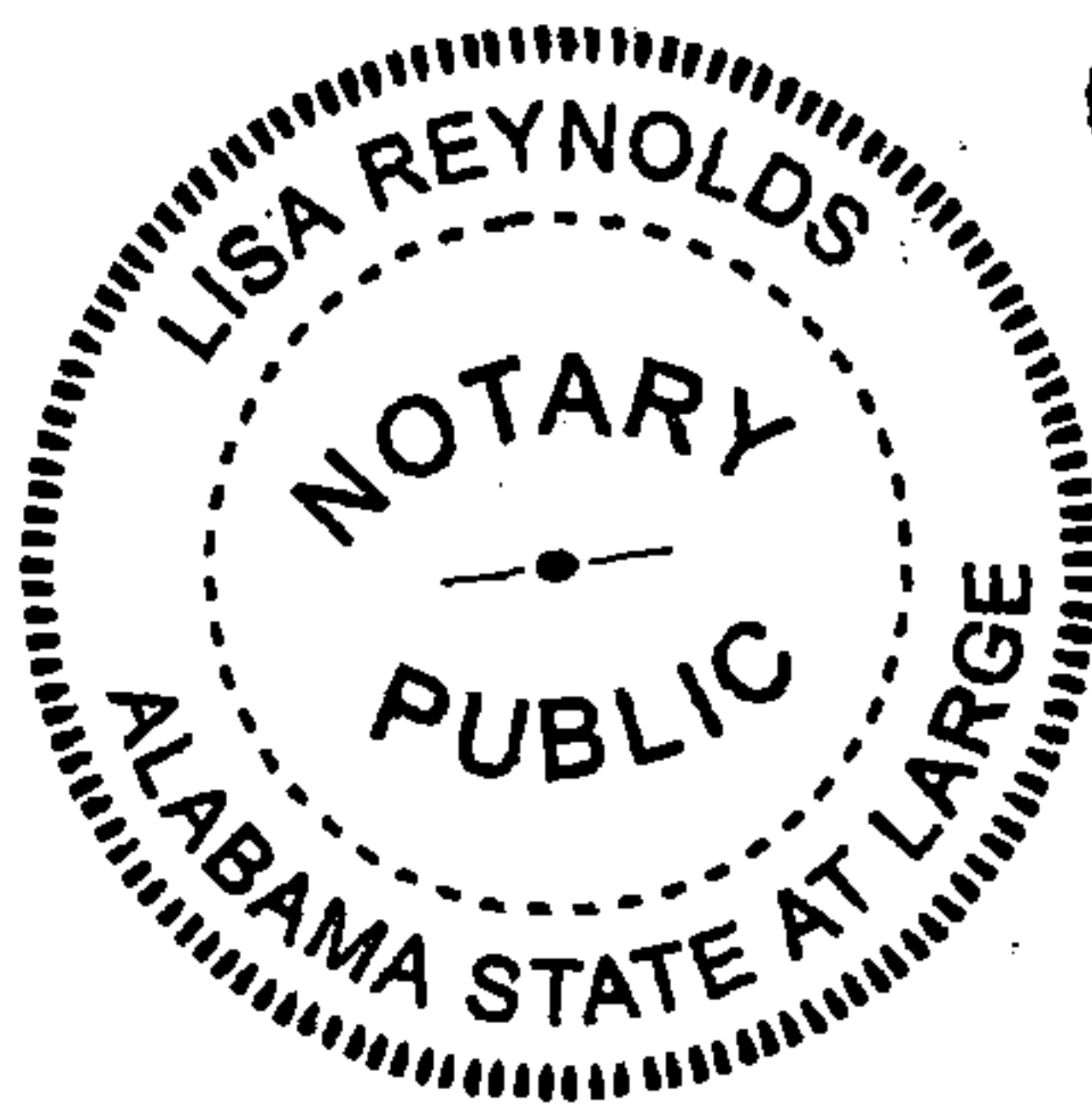
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STATE OF Alabama

COUNTY OF Madison

I, the undersigned, a notary public in and for said county, in said state, hereby certify that EDWARD L. CATES, a single man, whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2024.



Lisa Reynolds
NOTARY PUBLIC

My Commission Expires: 10/11/2027



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Grantor's Name:
EDWARD L. CATES

702
ELL
Mailing Address:
~~702~~ TIDE CREEK DRIVE SW
MADISON, AL 35756

Property Address:
446 CONROY CIRCLE
STERRETT, ALABAMA 35147

Grantee's name:
CAROL CATES

Mailing Address:
446 CONROY CIRCLE
STERRETT, ALABAMA 35147

Date of
Sale: _____
Total Purchase Price: _____
or
Actual Value _____
or
Assessor's Market Value: \$453,700.00
1/2 Value: \$226,850.00 due to divorce

Pursuant to the Final Order:
DR-2024-900312.00
Dated November 14, 2024.

___ Bill of Sale
___ Sales Contract
___ Closing Statements

___ Front of Foreclosure Deed
___ Appraisal
X Other: Tax Assessor