

20241120000360000 1/5 \$78.00
Shelby Cnty Judge of Probate, AL
11/20/2024 10:01:32 AM FILED/CERT

**This Instrument Prepared
by Grantor:**

Inderjit S. Gill
1545 Eddy St, APT # 402
San Francisco, CA 94115

**Mail Recorded Deed and
Send Tax Notices to:**

912 OLD HIGHWAY 31 TRUST
1829 Nand Drive
Yuba City, CA 95993

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Grantor, **Inderjit S. Gill**, whose address is 1545 Eddy St, APT # 402, San Francisco, CA 94115, **QUITCLAIM(S)** to Grantee, **Kendra Lewis, as Trustee or the Successor Trustees under 912 OLD HIGHWAY 31 TRUST**, dated 30 October, 2024, whose address is 1829 Nand Drive, Yuba City, CA 95993.

Property Address: **912 Old Highway 31, Alabaster, AL 35007**
PIN: _____ Parcel ID: **23-1-12-0-000-021.002**

WITNESSETH: That for no consideration, and in order to change the form of holding title, Grantor does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, situated in the County of Shelby, in the State of Alabama, **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature;

Prior Year:
\$41,560.00

\$2/3, 820.00



20241120000360000 2/5 \$78.00
Shelby Cnty Judge of Probate, AL
11/20/2024 10:01:32 AM FILED/CERT

the following described real estate situated in Shelby County, Alabama, the address of which is **912 Old Highway 31, Alabaster, AL 35007**, to-wit:

Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly "two degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to the point of beginning. Situated in Shelby County, Alabama, in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.

Being more particularly described as follows as shown on survey dated, Dated 15, 2023, by Surveying Solutions, Inc., attached here with:

Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly "two degrees" 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning. Situated in Shelby County, Alabama, in Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

Said property being on and the same as conveyed in instruments recorded in Deed Book 163, Page 244, affidavits recorded in Instr. No. 2000-05248, Inst. No 20030926000650780, Inst. No. 20060222000085760 and Inst. NO. 20080117000023880.

Address of property: 912 Old Highway 31, Alabaster, AL 35007
PIN: _____ Parcel ID: 23-1-12-0-000-021.002

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Prior instrument reference: Statutory Warranty Deed dated August 14, 2024 and recorded August 19, 2024 in the office of the Probate Judge of Shelby County, Alabama as ID# 20240819000259000.

This property is not the homestead of the Grantor.

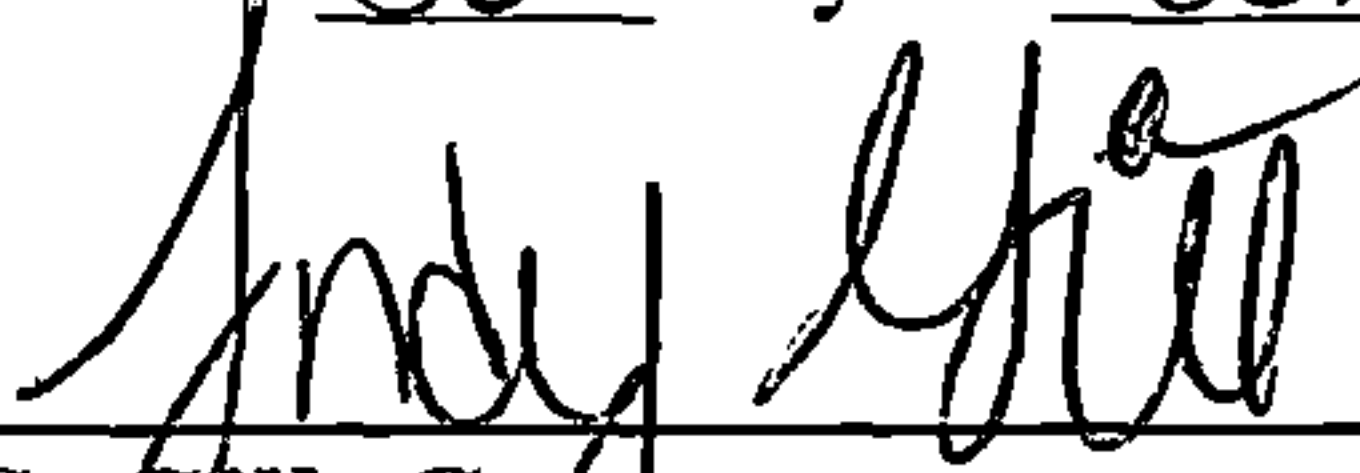


20241120000360000 3/5 \$78.00
Shelby Cnty Judge of Probate, AL
11/20/2024 10:01:32 AM FILED/CERT

Scrivener and Grantor herein have prepared this deed and have performed no title search.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 30 day of October, 2024.



Inderjit S. Gill, Grantor



20241120000360000 4/5 \$78.00
Shelby Cnty Judge of Probate, AL
11/20/2024 10:01:32 AM FILED/CERT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Pursuant to SB 1050 (Chapter 197, Statutes of 2014) Civil Code section 1189 has been amended to provide that any certificate of acknowledgment taken within the state of California shall be in the following form:

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 California)
)
County of _____) ss.:

On _____, 20____ before me the undersigned, a Notary Public in and for said County and State personally appeared **Inderjit S. Gill**, personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Signature Notary Public (Seal)
My Commission Expires:

See Attached Notary
Acknowledgement
or Jurat



20241120000360000 5/5 \$78.00
Shelby Cnty Judge of Probate, AL
11/20/2024 10:01:32 AM FILED/CERT

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 California
County of SAN FRANCISCO

On 10/30/2024 before me, MARIO CAMPOLLO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared INDERJIT SINGH GILL
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

