

THIS INSTRUMENT WAS PREPARED BY:
Rebecca Skinner Bailey, 76 Sarena Dr, Montevallo,
AL 35115, USA; Jaime D Casas, 76 Sarena Dr,
Montevallo, AL 35115, USA

SEND TAX NOTICE TO:
Rebecca Skinner Bailey, 76 Sarena Dr,
Montevallo, AL 35115, USA; Jaime D Casas,
76 Sarena Dr, Montevallo, AL 35115, USA

Quitclaim Deed



20241218000386450 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
12/18/2024 12:23:19 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby
DATE: Nov 24, 2024

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$15,000 the receipt of which is hereby acknowledged, the undersigned Sylvia Douglass, not married, of Spider Lily Lane Maylene Al, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaims, unto Rebecca Skinner Bailey, not married, of 76 Sarena Dr, Montevallo, AL 35115, USA, and Jaime D Casas, not married, of 76 Sarena Dr, Montevallo, AL 35115, USA, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

11630 Hwy 17 Montevallo Al 35115.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Clarence Bailey
Witness signature

Clarence Bailey
Witness name

Sylvia Douglass
Sylvia Douglass

Shelby County, AL 12/18/2024
State of Alabama
Deed Tax: \$15.00



20241218000386450 2/2 \$40.00
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Commence at a found 3 inch capped pipe corner that represents the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 01 deg. 28 min. 19 sec. West along the West line of said Quarter-Quarter a distance of 345.02' to a set rebar corner and the point of beginning of the parcel being described; thence run North 70 deg. 04 min. 33 sec. East a distance of 456.47' to set rebar corner; thence run North 03 deg. 09 min. 58 sec. East a distance of 96.42' to a set rebar corner; thence run South 84 deg. 19 min. 38 sec. East a distance of 206.23' to a set rebar corner on the West margin of Shelby County Highway No. 17 in a curve to the left having a central angle of 03 deg. 40 min. 03 sec. and a radius of 2,147.00'; thence run Northerly along the arc of said curve an arc distance of 137.43' to a set rebar corner; thence run North 89 deg. 21 min. 35 sec. West a distance of 210.00' to a set rebar corner; thence run North 84 deg. 12 min. 47 sec. West a distance of 458.79' to a set rebar corner; thence run South 01 deg. 28 min. 19 sec. East a distance of 416.65' to the point of beginning. Containing 3.80 acres, more or less.