

Send tax notice to:

Eric Darren Loyd
2413 Blue Bird Circle
Birmingham, AL 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A2
Birmingham, Alabama 35242

State of Alabama

File 2024416

County of Jefferson

1/3 tax @ 261,410.00 = 87,136.67

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, in hand paid to the undersigned Brenna Bennett ,a married woman, whose address is: PSC 819 Box 2304, FPO, AE 09645 hereinafter referred to as the "Grantors") by **Eric Darren Loyd**, whose address is: 4310 Rivermont Cir, Irondale, AL (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, release, remise, quitclaim, and convey unto the Grantees, joint tenants with right of survivorship, all of their rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Audubon Forest as recorded in Map Book 8, Page 126, located in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

This property is not the homestead of the grantor nor that of her spouse as defined by the Code of the State of Alabama.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 08 day of January, 2025.


Brenna Bennett

STATE OF U.S. ARMED FORCES
COUNTY OF NAUSTA ROTA SPAIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenna Bennett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 08 day of JANUARY, 2025.

[NOTARIAL SEAL]


Notary Public
Print Name: MARIA PAZ DELGADO MACIAS
Commission Expires: INDEF

Maria Paz Delgado Macias, JAGC, U.S. Navy
Legal Assistance Assistant
Federal Notary, Under Authority of 10 U.S.C. § 1044a
Office of the Judge Advocate General of the Navy
Commission Expires: Indefinite



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2025 12:28:52 PM
\$109.50 PAYGE
20250113000011850

Allen S. Byrd