

THIS INSTRUMENT PREPARED BY:

MATTHEW T. MURPHY  
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ATTORNEYS AT LAW  
409 LAY DAM ROAD  
Clanton, AL 35045  
(205) 755-1975



20250121000020510 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/21/2025 04:12:39 PM FILED/CERT

QUITCLAIM DEED

SEND TAX NOTICES TO:

359 Wilderness Lane  
Alabaster, AL 35007

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Hundred and 0/100 (\$100.00) and other good and valuable considerations, in hand paid to, Mireya Garcia Rendon, a single person, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, does hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto, Mark Parra Garcia (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1:

Commence at the Southeast corner of the NE1/4 of the NE1/4, Section 15, Township 21 South, Range 3 West, thence run West along the South line of said 1/4 1/4 Section a distance of 459.10 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the right and run a distance of 77.79 feet to the point of beginning; thence continue in the same direction a distance of 228.17 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the left and run a distance of 296.25 feet; thence turn an angle of 82 degrees 57 minutes 53 seconds to the left and run a distance of 195.25 feet; thence turn an angle of 0 degrees 07 minutes 09 seconds to the left and run a distance of 26.43 feet; thence turn an angle of 97 degrees 09 minutes 16 seconds to the left and run a distance of 262.96 feet to the point of beginning. Situated in the NE1/4 of the NE1/4, Section 15, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama. Together with an Easement for ingress and egress over and across the following: Commence at the Southeast corner of the NE1/4 of the NE1/4, Section 15, Township 21 South, Range 3 West, thence run West along the South line of said 1/4 1/4 Section a distance of 396.88 feet to the point of beginning; thence turn an angle of 74 degrees 37 minutes 30 seconds to the left and run a distance of 254.09 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds to the right and run a distance of 62.23 feet; thence turn an angle of 105 degrees 22 minutes 30 seconds to the right and run a distance of 560.05 feet; thence turn an angle of 74 degrees 37 minutes 30 seconds



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to the right and run a distance of 60.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 289.46 feet to the point of beginning. Situated in the E 1/2 of the NE1/4 of Section 15, Township 21 South, Range 3 West. Subject to any easements and restrictions of record, if any.

Prior Deed Reference: Instrument Number: 20150116000016210

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: This property constitutes no part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this 14 day of January, 2025.

Mireya Garcia Rendon

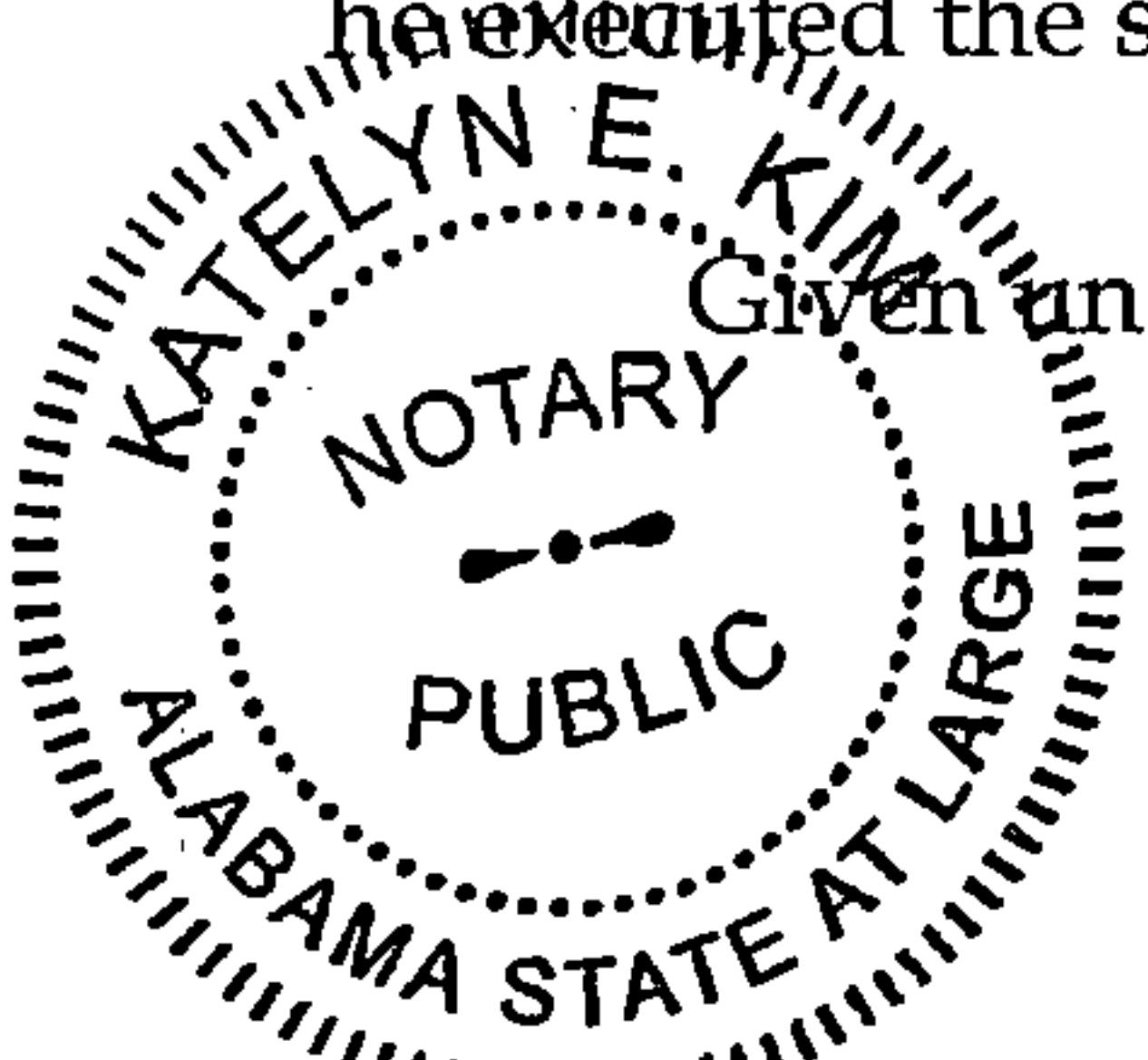
STATE OF ALABAMA

)

COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Mireya Garcia Rendon, 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 14 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 12/03/2025

Address of Grantee:  
359 Wilderness Lane  
Alabaster, AL 35007

Address of Grantor:  
359 Wilderness Lane  
Alabaster, AL 35007

Property Address:  
359 Wilderness Lane  
Alabaster, AL 35007

Real Value: \$10,000.00