

20250213000044640 1/5 \$180.50
Shelby Cnty Judge of Probate, AL
02/13/2025 01:45:44 PM FILED/CERT

This instrument was prepared by:

Demetria Young Doughty

208 23rd Street North

Birmingham

Once recorded, return to:

Dianne Y Coleman

118 King Charles Way

Alabaster, AL 35007

This Space for Recorder's Use Only.

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

\$10.00

US Dollars (\$ 10.00) in hand, paid to

Abderazek Djeghoula,

an unmarried individual with an address of

118 King Charles Way Alabaster, AL 35007

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Dianne Y. Coleman,

an unmarried individual with an address of

118 King Charles Way Alabaster, AL 35007

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Shelby

County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

118 King Charles Way
Alabaster, AL 35007

1/2 Value = \$146,350

Shelby County, AL 02/13/2025
State of Alabama
Deed Tax: \$146.50

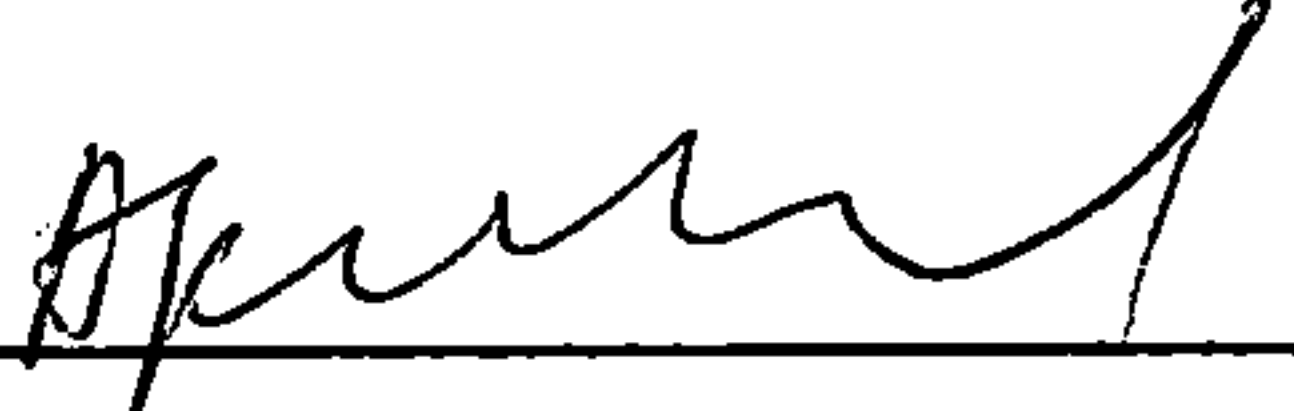
Until amended, tax information shall be sent to:

Name: Dianne Coleman

Address: 118 King Charles Way Alabaster, AL 35007

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

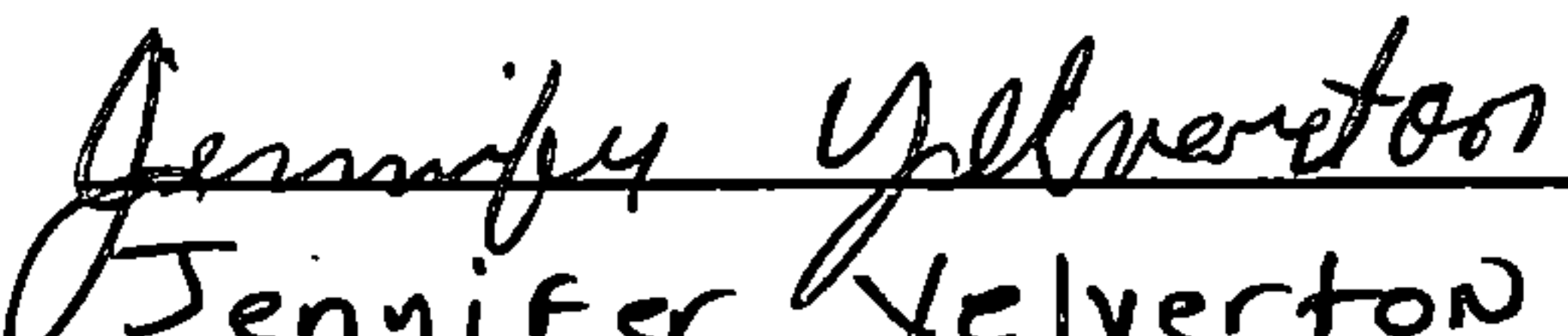
IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:  Date: 02/11/2025


Printed Name: Abderazek Djeghoula

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature:  Date: 02/11/2025

Printed Name: Jennifer Yelverton

2nd Witness Signature:  Date: 02/11/2025

Printed Name: Dianne James

NOTARY 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 Alabama)

County of Shelby)

On February 11, 2025 before me, Demetria Young Doughty

Jennifer Yelverton

personally appeared Doanne James,
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 Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Demetria Young Doughty
Demetria Young Doughty

My Commission Expires 7-18-27

Signature

Printed Name



(Seal)
EXHIBIT A

Legal description of the real property being conveyed by this instrument.

20070205000051860 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/05/2007 09:30:25AM FILED/CERT

20250213000044640 4/5 \$180.50
Shelby Cnty Judge of Probate, AL
02/13/2025 01:45:44 PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

DIANNE COLEMAN
118 KING CHARLES WAY
ALABASTER, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$189,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **PHILLIP J. KNIGHT, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DIANNE COLEMAN and ABDERAZEK DJEGHOULA**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Parcel I:

Lot 31, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel II:

Commence at the SW corner of Lot 31 Spring Gate Estates Phase Two, as recorded in Map Book 20, Page 120 in the Office of the Judge of Probate, Shelby County, Alabama, said point being the Point of Beginning; thence South 82 degrees 55 minutes 11 seconds and East and along the South Line of said Lot 31 a distance of 149.51 feet thence South 07 degrees 30 minutes 30 seconds West a distance of 137.97 feet; thence North 88 degrees 07 minutes 32 seconds West a distance of 11.65 feet thence North 81 degrees 33 minutes 23 seconds West a distance of 155.93 feet; thence North 79 degrees 19 minutes 45 seconds West a distance of 37.20 feet; thence North 30 degrees 16 minutes 55 seconds East a distance of 142.03 feet to the Point of Beginning.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
- 2. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.**
- 3. EASEMENT(S) AS SHOWN BY RECORDED MAP.**
- 4. SUBDIVISION RESTRICTIONS SHOWN ON RECORD PLAT IN MAP BOOK 20, PAGE 120, PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.**
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 225, PAGE 224, VOLUME 55, PAGE 445 AND INSTRUMENT 1998-34330, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
- 6. RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED IN INSTRUMENT 1998-42574, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**



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7. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 285, PAGE 253, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN REAL 224, PAGE 62; REAL 291, PAGE 302; REAL 234, PAGE 319 AND REAL 234, PAGE 318, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$189,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTORS, **PHILLIP J. KNIGHT**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of January, 2007.


PHILLIP J. KNIGHT

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHILLIP J. KNIGHT**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of January, 2007.


Notary Public

My commission expires:

9.27.09

