

20250218000047440 1/2 \$273.00
Shelby Cnty Judge of Probate, AL
02/18/2025 10:14:33 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:

Michael A. Reese
149 Blackstone Court
Chelsea, AL 35043

QUIT CLAIM DEED

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Cherie O. Reese, an unmarried woman** (hereby referred to as "GRANTOR") hereby remises, releases, quit claims, grants, sells, and conveys unto **Michael A. Reese** (hereby referred to as "GRANTEE") his heirs and assigns, all of her rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3-22, according to the Plat of Chelsea Park 3rd Sector, as recorded in Map Book 34, Page 23 A and B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

Pursuant to the provisions of *ALA. Code § 40-22-1* (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:

Cherie O. Reese
616 Trace Crossings Trail
Hoover, AL 35244

Grantees Name and Address:

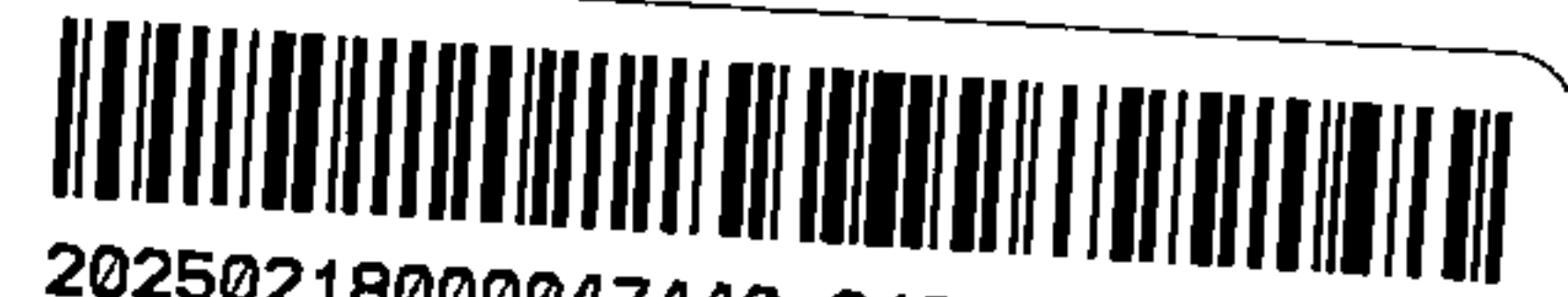
Michael A. Reese
149 Blackstone Court
Chelsea, AL 35043

Property Address: 1021 Fairbank Lane
Chelsea, AL 35043

Date of Sale: February 12, 2025

Tax Assessor's Market Value: \$247,900.00

Shelby County, AL 02/18/2025
State of Alabama
Deed Tax: \$248.00



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Given under my hand and seal, this 12th day of February, 2025.

Cherie O. Reese

Cherie O. Reese

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cherie O. Reese, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2025.

(Affix Seal)

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/30/2028

