



20250303000061690 1/3 \$406.00
Shelby Cnty Judge of Probate, AL
03/03/2025 10:47:38 AM FILED/CERT

This Instrument Prepared

by Grantor:

VICKIE H. ALBRECHT
200 Jones Road
Eclectic, AL 36024

Mail Recorded Deed and

Send Tax Notices to:

LD TRUST
868 5th Avenue, Unit 2
Naples, FL 34102

QUITCLAIM DEED

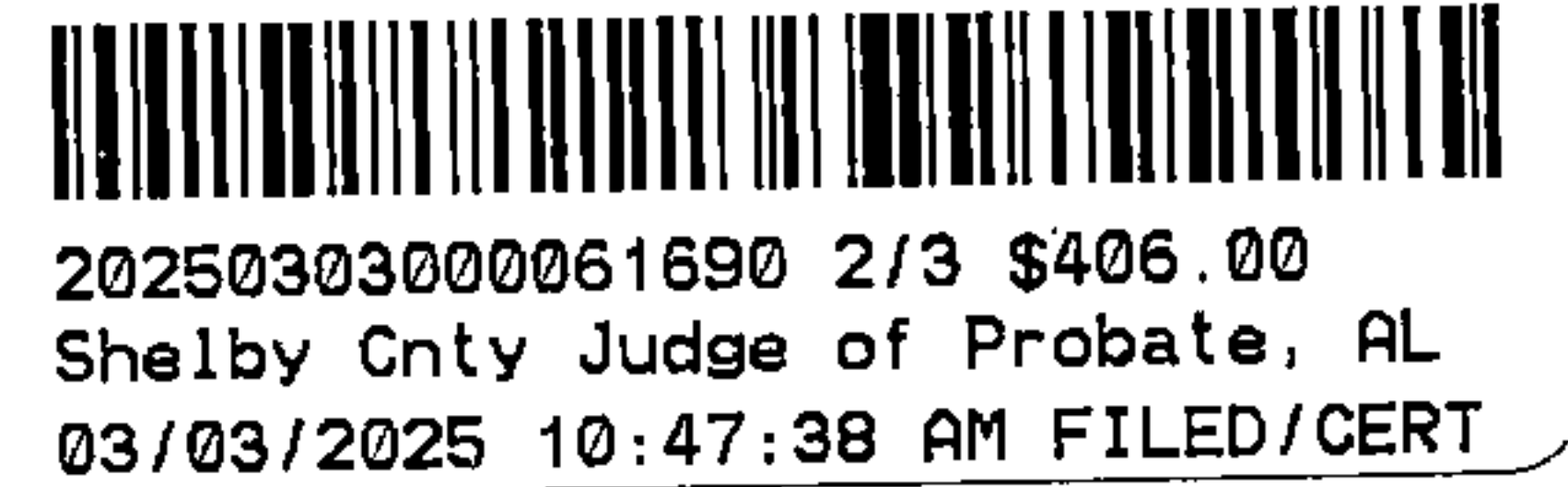
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Grantor, **VICKIE H. ALBRECHT**, whose address is 200 Jones Road, Eclectic, AL 36024, **QUITCLAIM(S)** to Grantee, **MIKKA E. BOSWORTH**, as Trustee or the **Successor Trustees under LD TRUST**, dated 2-7-2025, **2025** whose address is 868 5th Avenue, Unit 2, Naples, FL 34102.

Property Address: **2029 Lakemoor Drive, Hoover, AL 35244**
PIN: _____ Parcel ID: **11 7 35 0 003 002.066**

WITNESSETH: That for no consideration, and in order to change the form of holding title, Grantor does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, situated in the County of Shelby, in the State of Alabama, **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature;

the following described real estate situated in Shelby County, Alabama, the address of which is **2029 Lakemoor Drive, Hoover, AL 35244**, to-wit:



Lot 35, according to the survey of Third Addition to Riverchase County Club, as recorded in Map Book 7, page 53, in the Probate Office of Shelby County, Alabama

Address of property: 2029 Lakemoor Drive, Shelby, AL 35160
PIN: _____ Parcel ID: 11 7 35 0 003 002.066

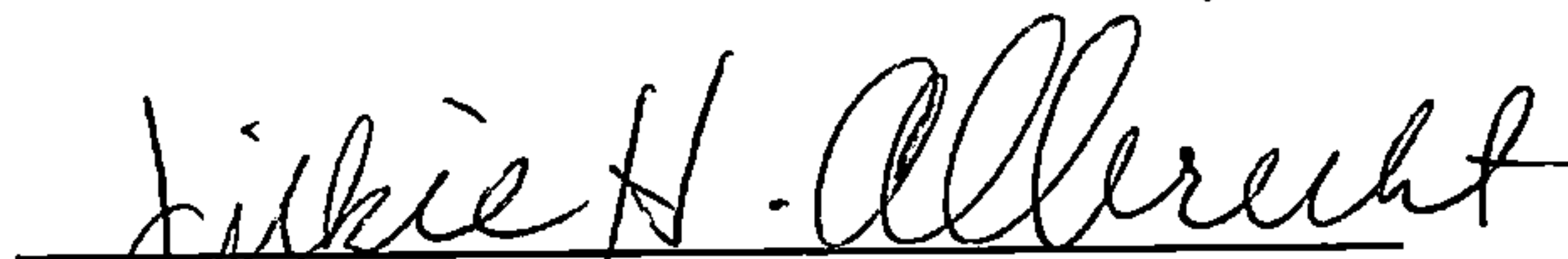
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Prior instrument reference: Warranty Deed dated October 3, 2001 and recorded October 9, 2001 in the office of the Probate Judge of Shelby County, Alabama as ID# 2001-43802.

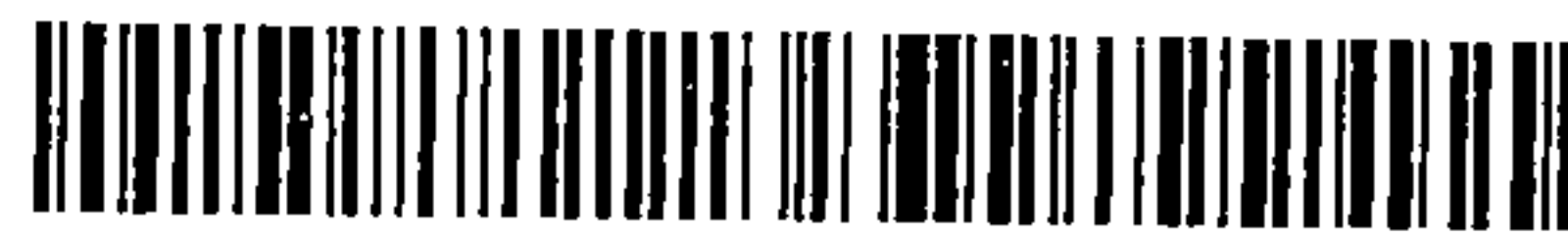
This property is not the homestead of the Grantor.
Scrivener and Grantor herein have prepared this deed and have performed no title search.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 7 day of Feb, 2025.



VICKIE H. ALBRECHT, Grantor



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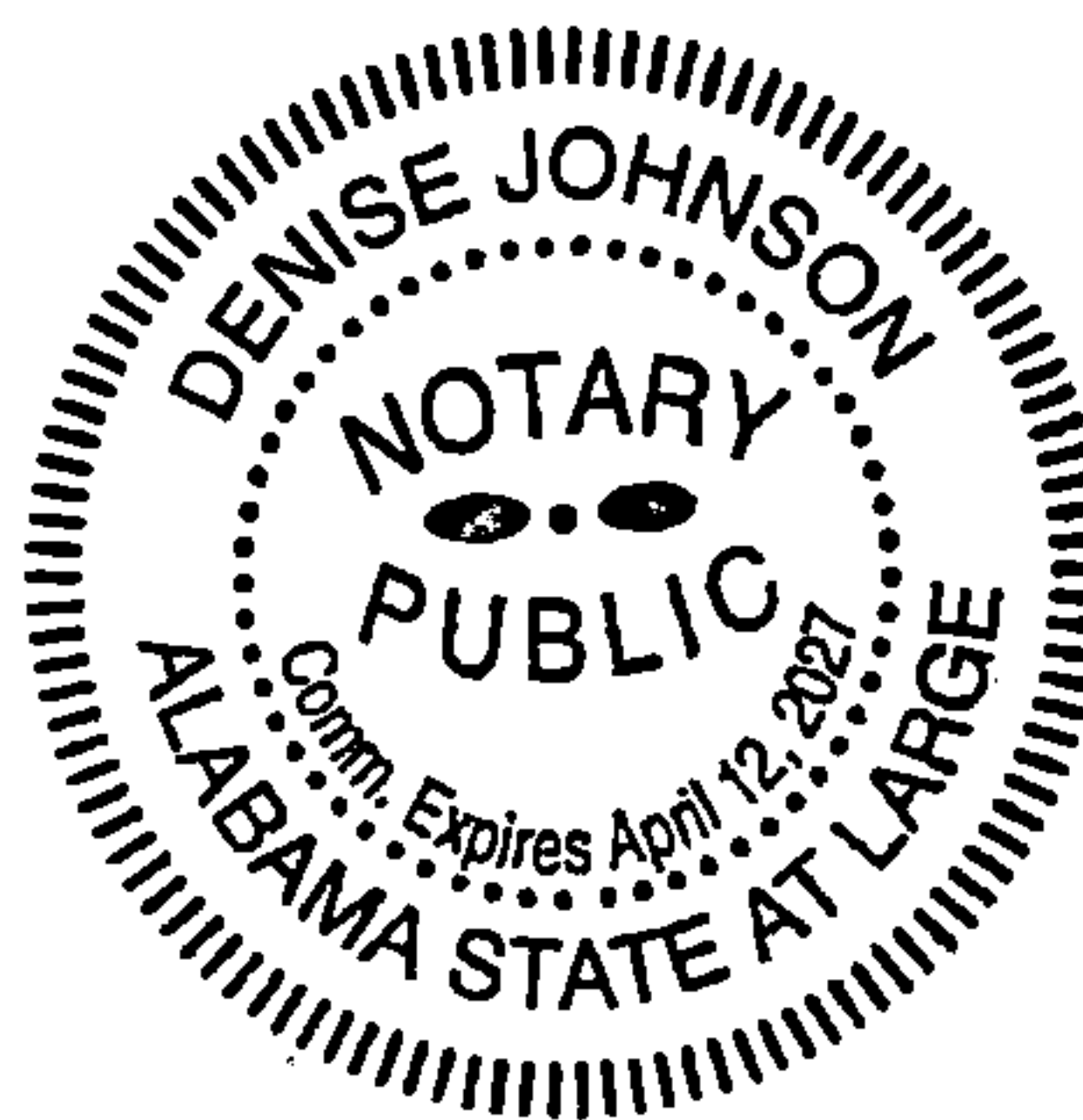
ACKNOWLEDGMENT

State of Alabama)
County of Elmore) SS.:

On 7th February, 2025 before me the undersigned, a Notary Public in and for said County and State personally appeared **VICKIE H. ALBRECHT**, personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Denise Johnson
Signature Notary Public (Seal)
My Commission Expires:
4-12-2027



PREPARED BY

KURT K. HARRIS, ESQ.
4730 S. FORT APACHE ROAD
SUITE 300
LAS VEGAS, NV 89147

" MARKET VALUE
\$377,900