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03/11/2025 12:33:48 PM
DEEDS 1/4

RECORDING USE ONLY:

This instrument was prepared by:
William Cunningham Jr.
2233 2nd Ave. North
Birmingham, AL 35203

This instrument was prepared by:

William Cunningham Jr.
2233 2nd Ave. North
Birmingham, AL 35203

Grantor's Name and Mailing Address:
Donald R. and Michele B. Cantley
1868 Southwood Road
Vestavia Hills, Alabama 35216

Property Address:
1998 Oakwood Drive
Alabaster, AL 35007

**To Clear Title
Value: \$500.00**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Donald R. Cantley and wife Michele B. Cantley (hereinafter referred to as the "Grantor" whether one or more), in hand paid by Helen Russo and David Russo (hereinafter referred to as the "Grantee" whether one or more), the receipt of which is hereby acknowledged, the Grantor does hereby remise, release, quitclaim, and convey unto the Grantee for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of Grantor's right, title, and interest in and to that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** with survey drawing attached hereto and made a part hereof.

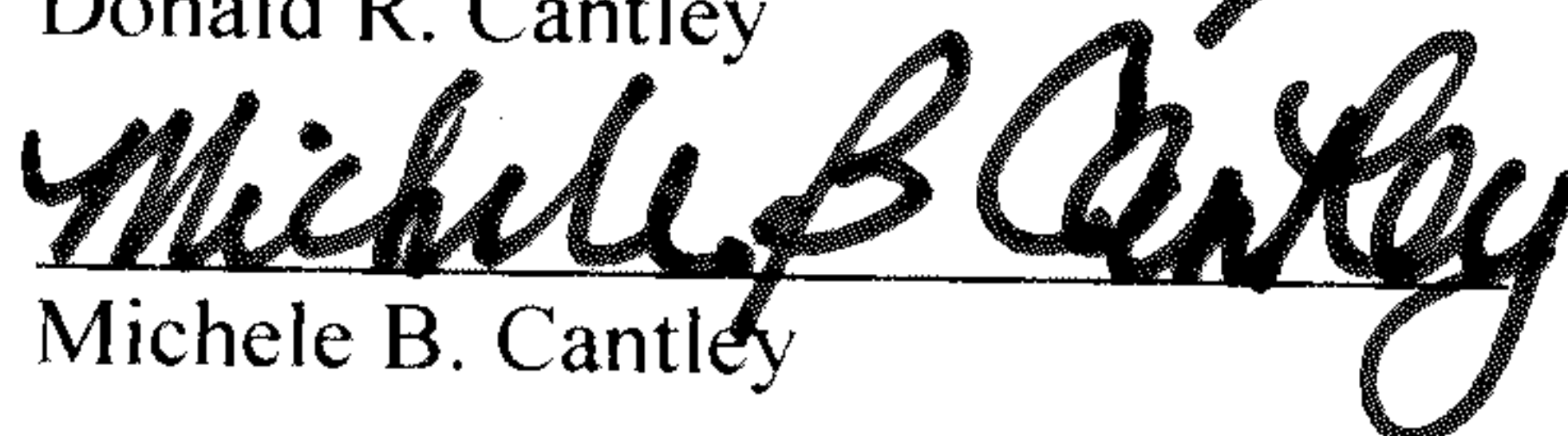
TO HAVE AND TO HOLD unto to the Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 7th day of March, 2025.

Grantor:



Donald R. Cantley



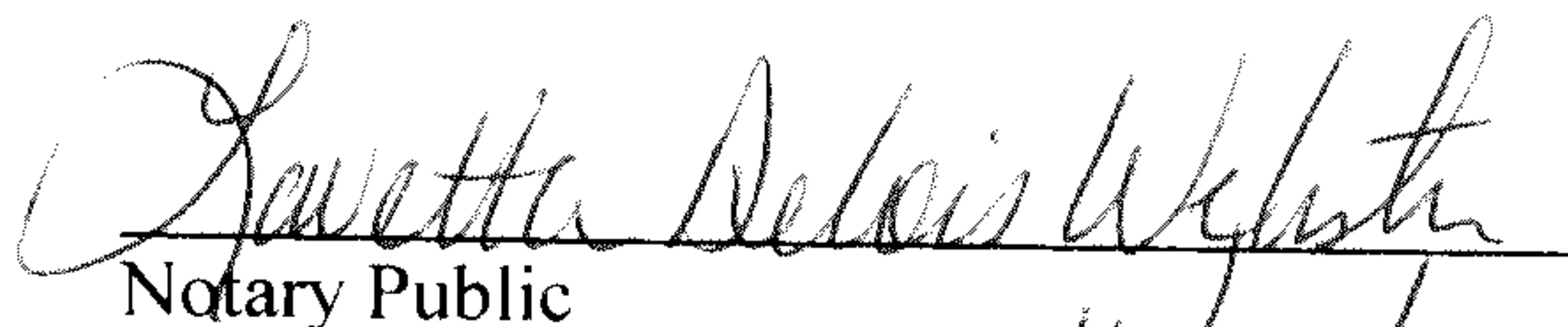
Michele B. Cantley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for the State and County certify that, Donald R. Cantley and wife Michele B. Cantley whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of said instrument they execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal this 7th day of March, 2025.

[NOTORIAL SEAL]



Notary Public

My commission expires: 12/31/2025

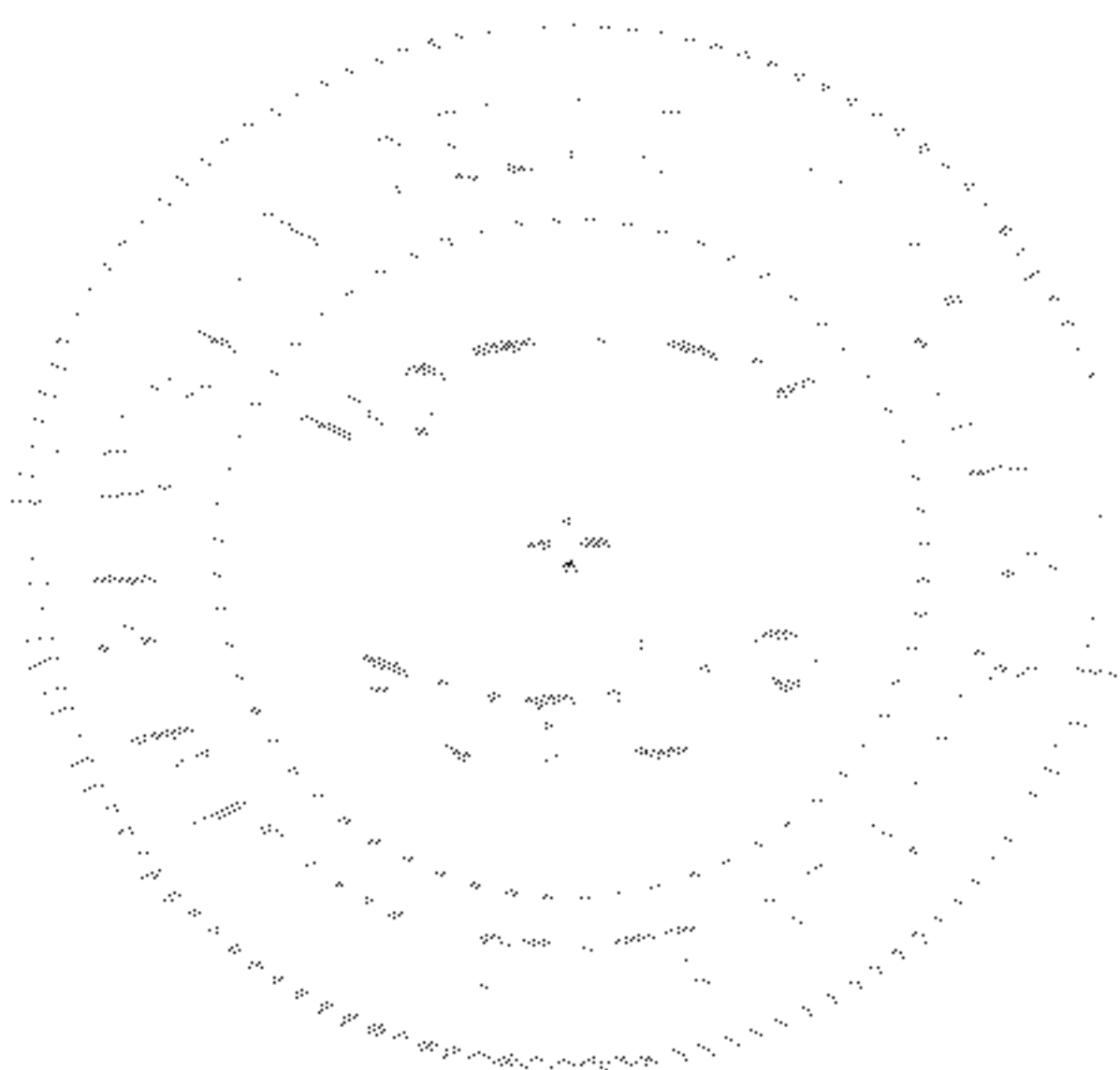


EXHIBIT A

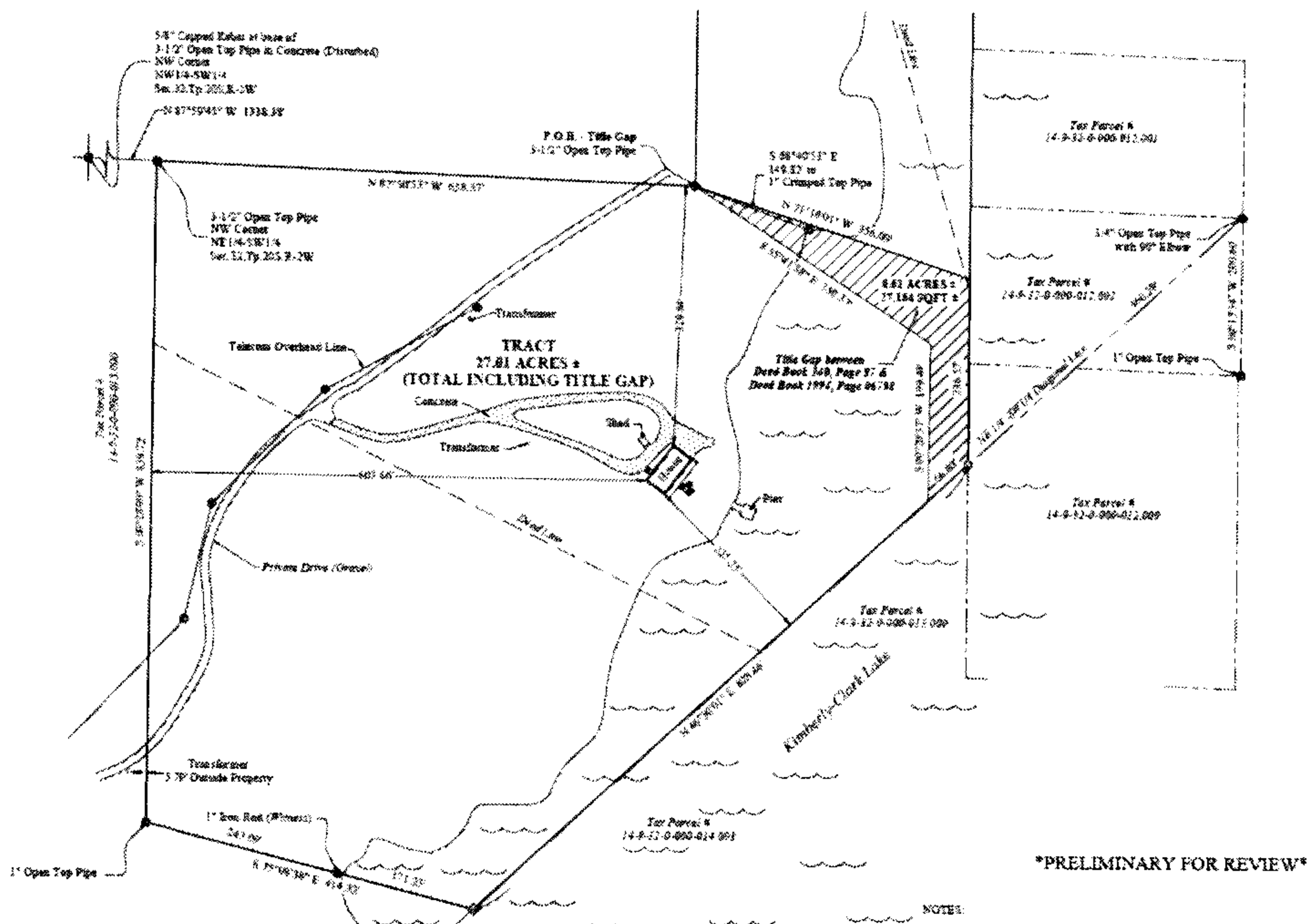
Legal Description

A parcel of land lying in the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, a found 1" Iron Rod (Center Iron of 3); thence run N 87°54'12" W along the North line of said SE 1/4 of the NW 1/4 for 333.04' to a found 1/2" Capped Rebar (RSE 15153); thence continue along said North line and run N 87°43'54" W for 333.40' to a found 3" Open Top Pipe with White Paint; thence leaving said North line run S 00°19'14" W for 1322.60' to the Point of Beginning, a found 3-1/2" Open Top Pipe; thence run S 55°41'38" E for 350.37' to a point; thence run S 00°20'37" W for 199.44' to a point on NE-SW Diagonal Line of the NE 1/4 of the SW 1/4; thence run N 46°30'01" E along said Diagonal Line for 66.80' to a point in Kimberly-Clark Lake; thence run N 00°07'59" E for 236.57' to a point; thence run N 71°16'01" W for 356.09' to the Point of Beginning. Containing 0.62 Acres (27,184 Square Feet), more or less.

Subject to any easements, restrictions, rights of way, limitations and conditions as recorded in the Probate Office of Shelby County, Alabama.

Subject to any riparian rights that may exist in or along Kimberly-Clark Lake.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2025 12:33:48 PM
\$32.00 PAYGE
20250311000073200

Allie S. Beryl