

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by:  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Pkwy, Suite 2 (205) 624-2121  
Pelham, AL 35124

Send Tax Notice to:  
(Name) Kimberly B. Cato and  
(Address) Mallory G. Cato  
2019 Ashley Brook Way  
Helena, AL 35080

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**QUIT CLAIM DEED**

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STATE OF ALABAMA

\*\*\*Value: \$187,400.00\*\*\*

SHELBY COUNTY

Conveying ½ interest: \$93,700.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Kimberly B. Cato, an unmarried person, whose mailing address is 2019 Ashley Brook Way, Helena, AL 35080** the “Grantor” herein, in hand paid by **Kimberly B. Cato and Mallory G. Cato, as joint tenants with right of survivorship, whose mailing address is 2019 Ashley Brook Way, Helena, AL 35080**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, having an address of **2019 Ashley Brook Way, Helena, AL 35080**, to wit:

Lot 63, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Kimberly B. Cato and Mallory G. Cato, as joint tenants, with right of survivorship**, and Grantee’s 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 of 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.

Given under my hand and seal this 10th day of March 2025.

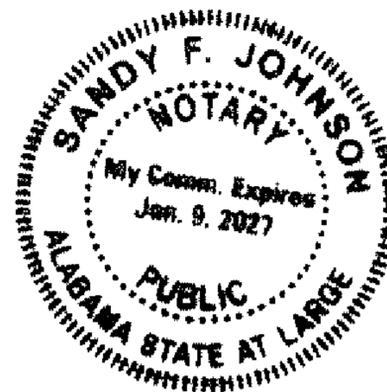
Kimberly B. Cato  
Kimberly B. Cato

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kimberly B. Cato**, who 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 that same bears date.

Given under my hand and official seal on the 10th day of March, 2025.

Sandy F. Johnson  
Notary Public  
Commission Expires: 1/9/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/18/2025 12:38:58 PM  
\$119.00 BRITTANI  
20250318000080340

Allie S. Bayl