

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 557448959-73289332

MAIL TAX STATEMENTS TO:
Richard Lee Thompson
300 Paradise Circle Lot 6
Shelby, AL 35143

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 32 4 18 0 001 028.002

Assessor Value: \$150,140.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 1 day of Sept, 2022, by and between **Richard Thompson, individually and as surviving spouse of Marsha Thompson, who died Jan 23, 2021**, a mailing address of 300 Paradise Circle, Lot 6, Shelby, AL 35143, hereinafter referred to as Grantor(s) and **Richard Lee Thompson, as Trustee of The Richard Lee Thompson Living Trust, dated 9/1/2022**, and any amendments thereto, a mailing address of 300 Paradise Circle Lot 6, Shelby, AL 35143, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 300 Paradise Circle, Shelby, AL 35143

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 1998-33264, Recorded: 08/26/1998

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Richard Thompson
Richard Thompson

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Richard Thompson, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1 day of Sept., 2022

Cassi Busby
NOTARY PUBLIC
My commission expires: 3/12/2023

CASSI BUSBY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
March 12, 2023

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the southwest quarter of the northwest quarter of Section 18, Township 24 North, Range 16 East, being a part of the same land described in a description to John and Ailene Rice, recorded in Deed Book 272, at Page 491 of the real property records of Shelby County, Alabama, being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest-quarter-of-Section 18, Township 24 North, Range 16 East;

Thence S 89 51 51 W, a distance of 311.98 feet, to the center of Paradise Circle;

Thence along the centerline of Paradise Circle the following bearings and distances;

S 5 22 51 W, a distance of 193.75 feet,
S 9 21 09 E, a distance of 156.17 feet,
S 28 16 09 E, a distance of 194.68 feet,

Thence along the centerline of a 30 private easement as described, on the Map of Rice Acres, Sector II, as described in Map Book 5, at Page 68, the following bearings and distances;

S 15 07 09 E, a distance of 160.16 feet,
S 34 16 09 E, a distance of 59.06 feet,
S 8 48 09 E, a distance of 158.75 feet;

Thence along an existing paved road, the follows courses,

S 1 57 45 E, a distance of 40.40 feet,
S 8 57 22 E, a distance of 77.22 feet,
S 2 10 46 E, a distance of 42.94 feet;
S 4 26 39 E, a distance of 60.13 feet,
S 4 29 58 E, a distance of 65.22 feet,
S 6 12 50 E, a distance of 155.64 feet,
a curve to the left, having a radius of 50.00 feet, an arc length of 25.93,
S 35 55 34 E, a distance of 10.62 feet, to the Point of Beginning;

Thence, continuing along said paved road, S 35 55 34 E, a distance of 72.01 feet;

Thence along a curve to the left in said road, having a radius of 30.90, an arc length of 18.58 feet;

Thence along said road, S 70 23 20 E, a distance of 50.73 feet;

Thence S 5 54 18 E, a distance of 79.51 feet to elevation 397.00, on the shore of Lay Lake;

Thence along said elevation and shore the following bearings and distances;

S 62 07 32 W, a distance of 18.75 feet,
S 64 23 53 W, a distance of 30.28 feet,
S 53 36 49 W, a distance of 16.06 feet,
S 46 39 43 W, a distance of 32.28 feet;

Thence N 12 04 53 W, a distance of 230.01 feet;

Thence along a curve, having a chord bearing of 69 03 52 E and a radius of of 15.27 feet, an arc length of 17.64 feet, to the Point of Beginning.

APN: 32 4 18 0 001 028.002

PROPERTY COMMONLY KNOWN AS: 300 Paradise Circle, Shelby, AL 35143



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 03:52:30 PM
\$181.50 JOANN
20250402000098940

Allie S. Bayl