

THIS INSTRUMENT PREPARED BY:
JONATHAN A. ROPER
ROPER AND WILSON, LLC
111 6TH St. N.
Clanton, AL 35045

QUITCLAIM DEED

SEND TAX NOTICES TO:

6408 Hwy 49
Columbia AL 35051

STATE OF ALABAMA)
~~CHILTON COUNTY~~)
Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and 00/100 (10.00) and other good and valuable considerations, in hand paid to Taylor Breanne Lindsey, an unmarried individual, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the Grantor, do hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto **Jason Hunter Barnes**, (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A.

Legal Description provided by Grantor(s).

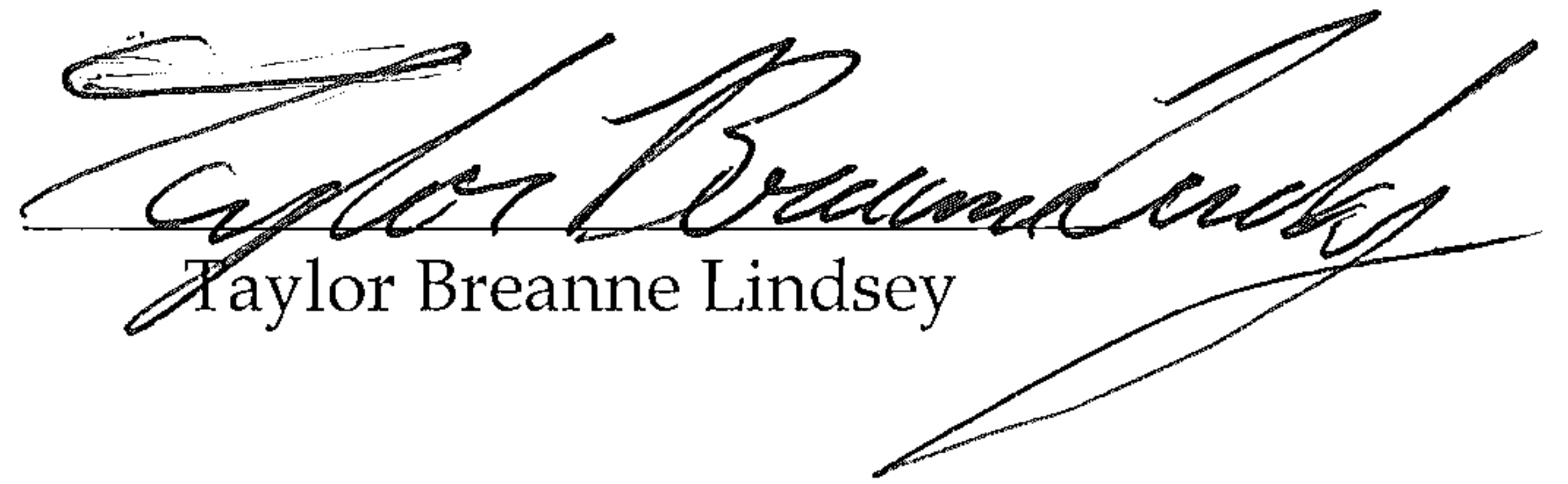
This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The above-recited real estate constitutes as no part of the homestead of the grantor(s) and/or their spouse(s).

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to said Grantees forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the
5th day of March, 2025.


Taylor Breanne Lindsey

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Taylor Breanne Lindsey** 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 5th day of March, 2025.



NOTARY PUBLIC
My Commission Expires: 3-19-29

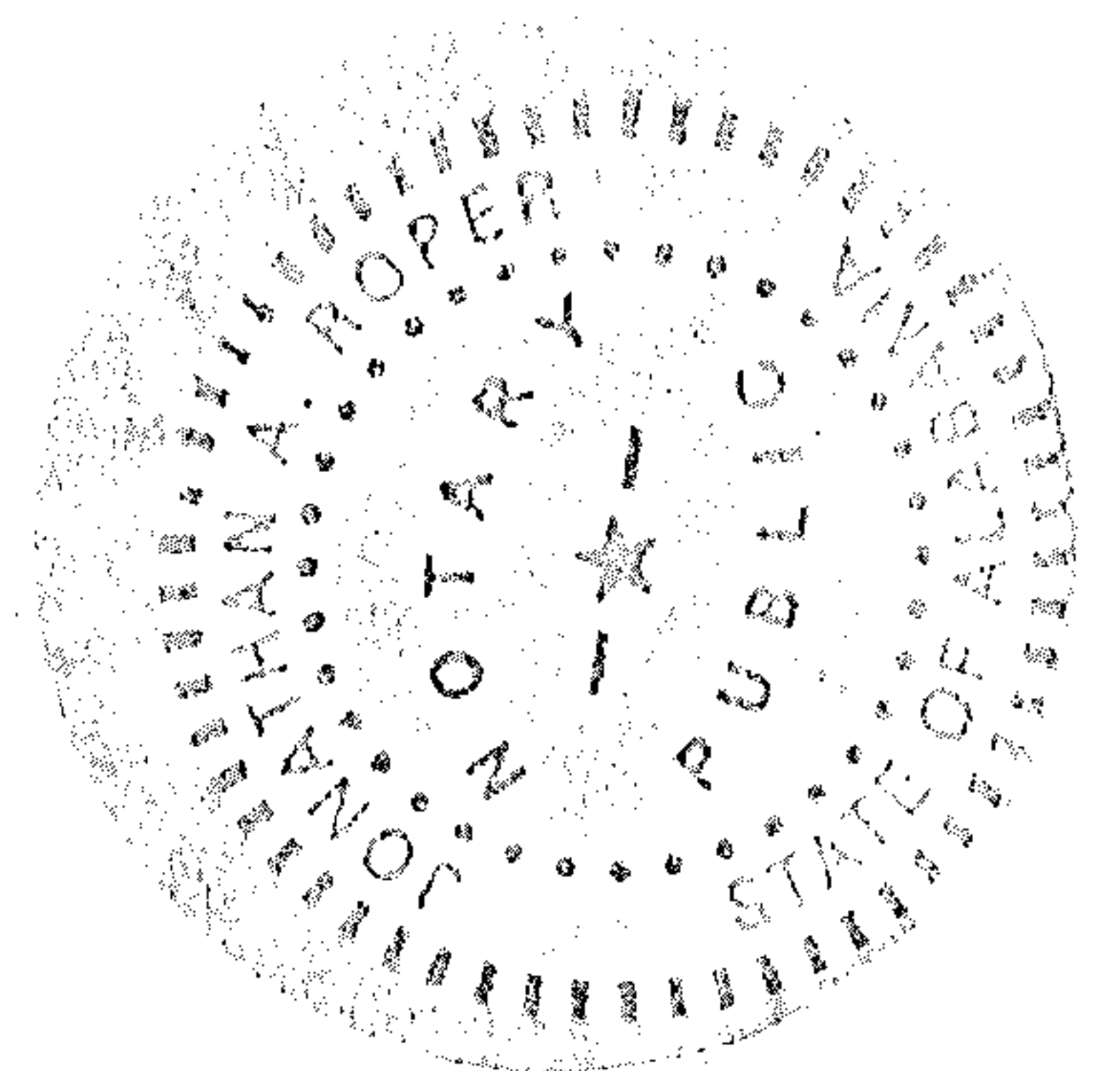


EXHIBIT A - PROPERTY DESCRIPTION

The following described real estate situated in Shelby County, Alabama:

Commence at the Southwest corner of Section 12, Township 20 South, Range 1 West, thence run South 88 degrees 36 minutes 08 seconds East a distance of 3317.00 feet, more or less, to the North right of way line of Highway 49; thence run South 70 degrees 37 minutes 36 seconds East along said right of way a distance of 168.26 feet to the point of beginning; thence continue along last described course a distance of 117.28 feet; thence turn an angle of 105 degrees 51 minutes 21 seconds left and run a distance of 164.18 feet; thence turn an angle of 89 degrees 58 minutes 48 seconds left and run a distance of 86.63 feet; thence turn an angle of 78 degrees 51 minutes 10 seconds left and run a distance of 134.79 feet to the Point of Beginning.

Parcel ID: 15 1 12 0 000 019.007

Allie S. Beryl