This Document Prepared By:

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Mtn Brook, Alabama 35223
205-390-0101

After Recording, Mail To:

Junius Brian Verchot and Derri Sport Verchot 1805 Kirkman Cove Birmingham, AL 35242

Title Source: 20240520000148940 Assessor's Parcel Number: 10 2 10 0 013 033.000

QUITCLAIM DEED

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	KNOW ALL MEN DI TRESETRESENTS.
THAT in consideration of ONE Alby the grantee herein, the receipt w	ND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid whereof is acknowledged, we,
JUNIUS BRIAN VERCHOT, a	married man, the GRANTOR;
Whose mailing address is	1805 Kirkman Cove, Birmingham, AL 35242
does hereby grant, bargain, and co	nvey unto
JUNIUS BRIAN VERCHOT ANd as joint tenants with rights of survivors	ND DERRI SPORT VERCHOT, the GRANTEES, husband and wife, ivorship
Whose respective mailing	address is 1805 Kirkman Cove, Birmingham, AL 35242
All of THE FOLLOWING describ	bed real property situated in Shelby County, Alabama, to wit:
Lot 233, according to the Survey in the Probate Office of Shelby Co	of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 85, bunty, Alabama.
COMMONLY KNOWN AS:	1805 Kirkman Cove, Birmingham, AL 35242
TAX ASSESSOR'S VALUE:	<u>\$618,900.00</u>
DATE OF SALE:	
TO have and to hold to the said gra	antee and grantee's assigns forever.
The land described herein (You m	ust make a selection):
X is homestead property of the	e said grantor
is NOT homestead property	of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 23rd day of May, 2025.

JUNIUS BRIAN VERCHOT

DERRI SPORT VERCHOT

STATE OF ALABAMA
JEFFERSON COUNTY

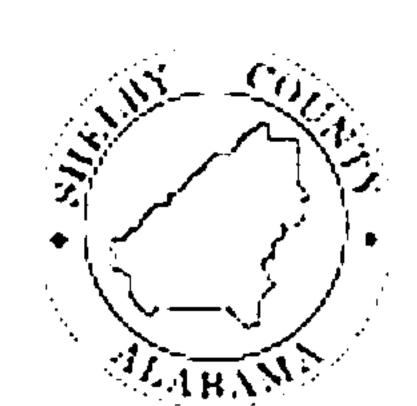
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify JUNIUS BRIAN VERCHOT and DERRI SPORT VERCHOT, who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

Nillian Grady Nobal Notary Public, State of Alabama Ny commission ny prosental 2020 _day_of May, 2025.

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2025 10:31:47 AM
\$644.00 BRITTANI

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