

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: Lena Eddings Genry

(Name) and Herbert Rodney Genry

(Address) 708 Hwy 54

Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Tina C. Eddings, an unmarried person, and Mark Jason Eddings, an unmarried person, and Lena Denise Genry, also known as Lena Eddings Genry, a married person,** whose mailing address is **540 Highway 54, Montevallo, AL 35115** the “Grantor” herein, in hand paid by **Mark Jason Eddings, Lena Eddings Genry and Herbert Rodney Genry, whose mailing address is 708 Hwy 54, Montevallo, AL 35115,** the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, having an address of 205 Meadowgreen Dr, Montevallo, AL 35115, to wit:

Lot 14, Block 3, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate 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.**

THE PROPERTY HEREIN CONVEYED DOES NOT CONSITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR HEREIN, NEITHER IS IT CONTIGUOUS THERETO.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Mark Jason Eddings, Lena Eddings Genry and Herbert Rodney Genry, 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 23rd day of July, 2025.

Tina C. Eddings
Tina C. Eddings

Lena Eddings Genry
Lena Eddings Genry

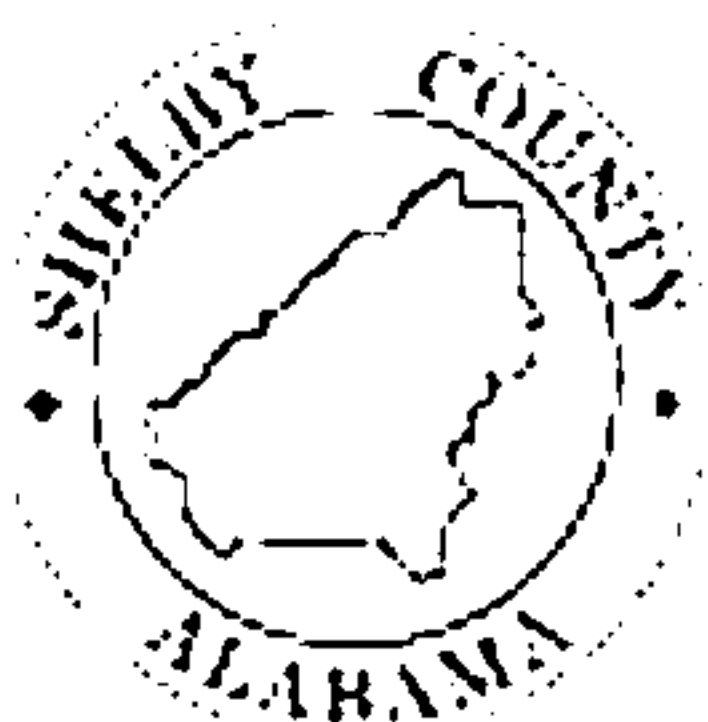
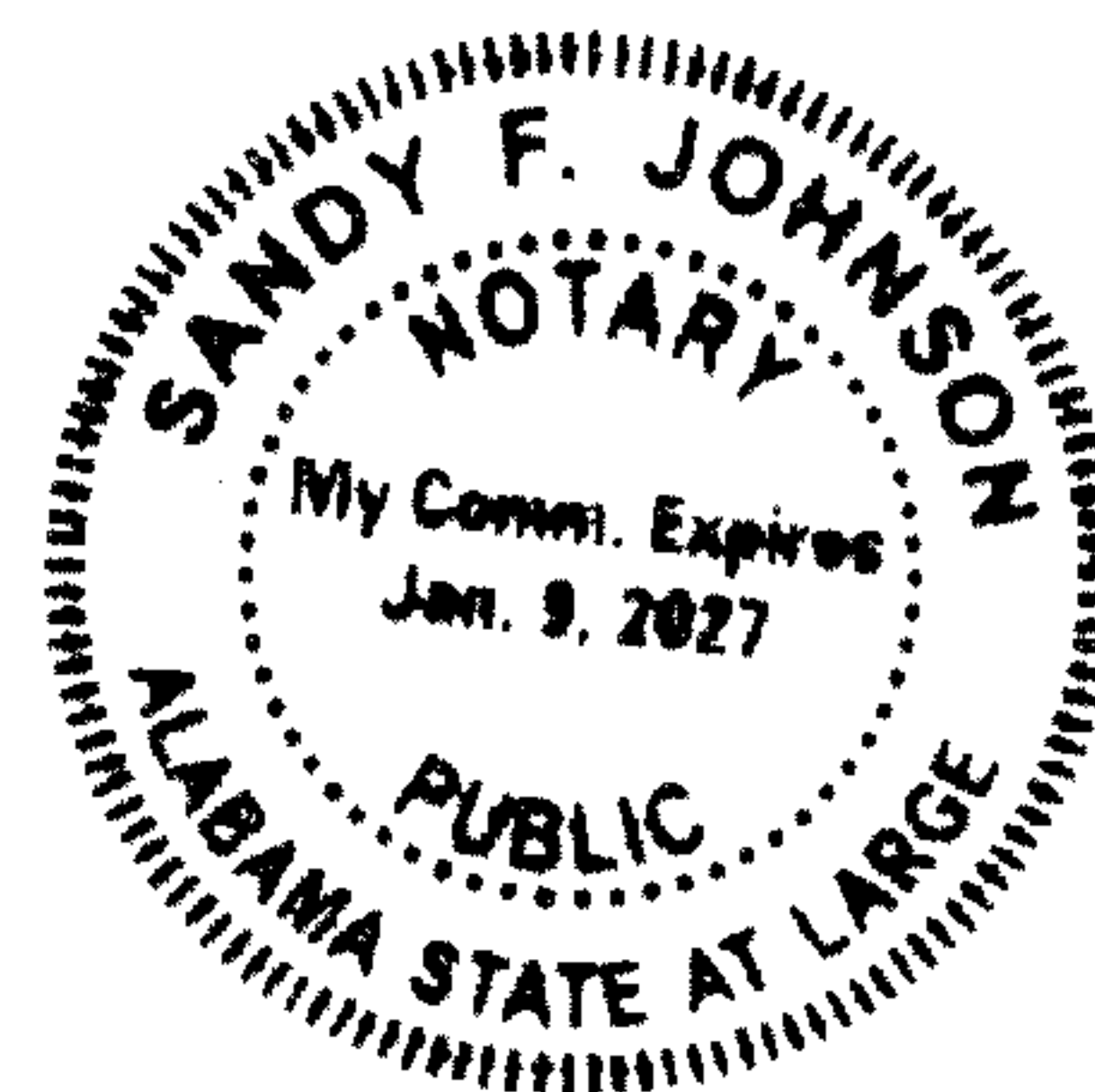
Mark Jason Eddings
Mark Jason Eddings

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tina C. Eddings, Lena Eddings Genry, and Mark Jason Eddings**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 23rd day of July, 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
08/12/2025 10:10:19 AM
\$208.00 JOANN
20250812000245620

Allen S. Bayl