

½ TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$125,900.00.

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Pkwy., Ste 280
Birmingham, AL 35243

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and no and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Robyn Minyard, an unmarried woman**, whose address is **2401 Heatherbrooke Road, Birmingham, AL 35242**, (hereinafter "Grantor", whether one or more), by **William Bryan Bagley**, whose address is **128 Chinaberry Lane, Maylene, AL 35114**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, release, remise, quitclaim, and convey unto Grantee all her right title and interest in and to the following described real estate situated in Shelby County, Alabama, the address of which is **128 Chinaberry Lane, Maylene, AL 35114**, to-wit:

Lot 8, according to the Survey of Chinaberry Subdivision, Phase I, Final Plat, as recorded in Map Book 32, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

The property herein conveyed does not constitute the homestead of the Grantor.

Robyn Minyard and Robyn Rolande Bagley are one and the same person.

TO HAVE AND TO HOLD to the Grantee, his heirs, executors, administrators and assigns forever.

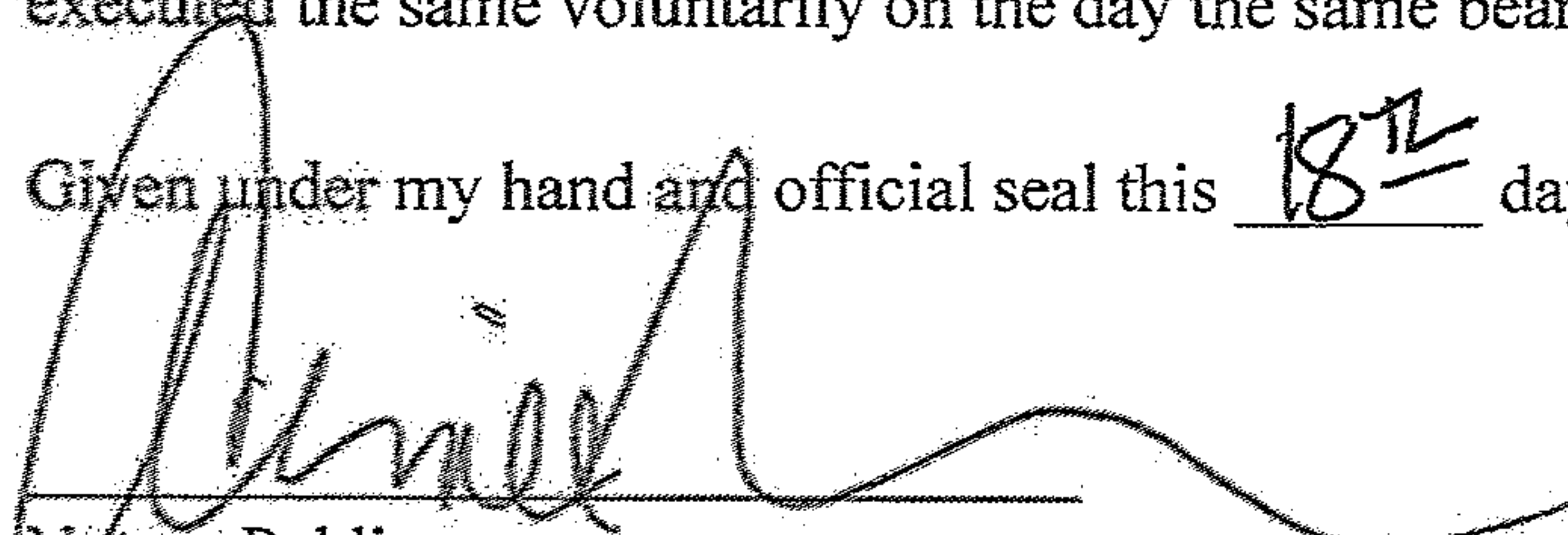
IN WITNESS WHEREOF, Grantor has set her signature and seal on this 18th day of August, 2025.

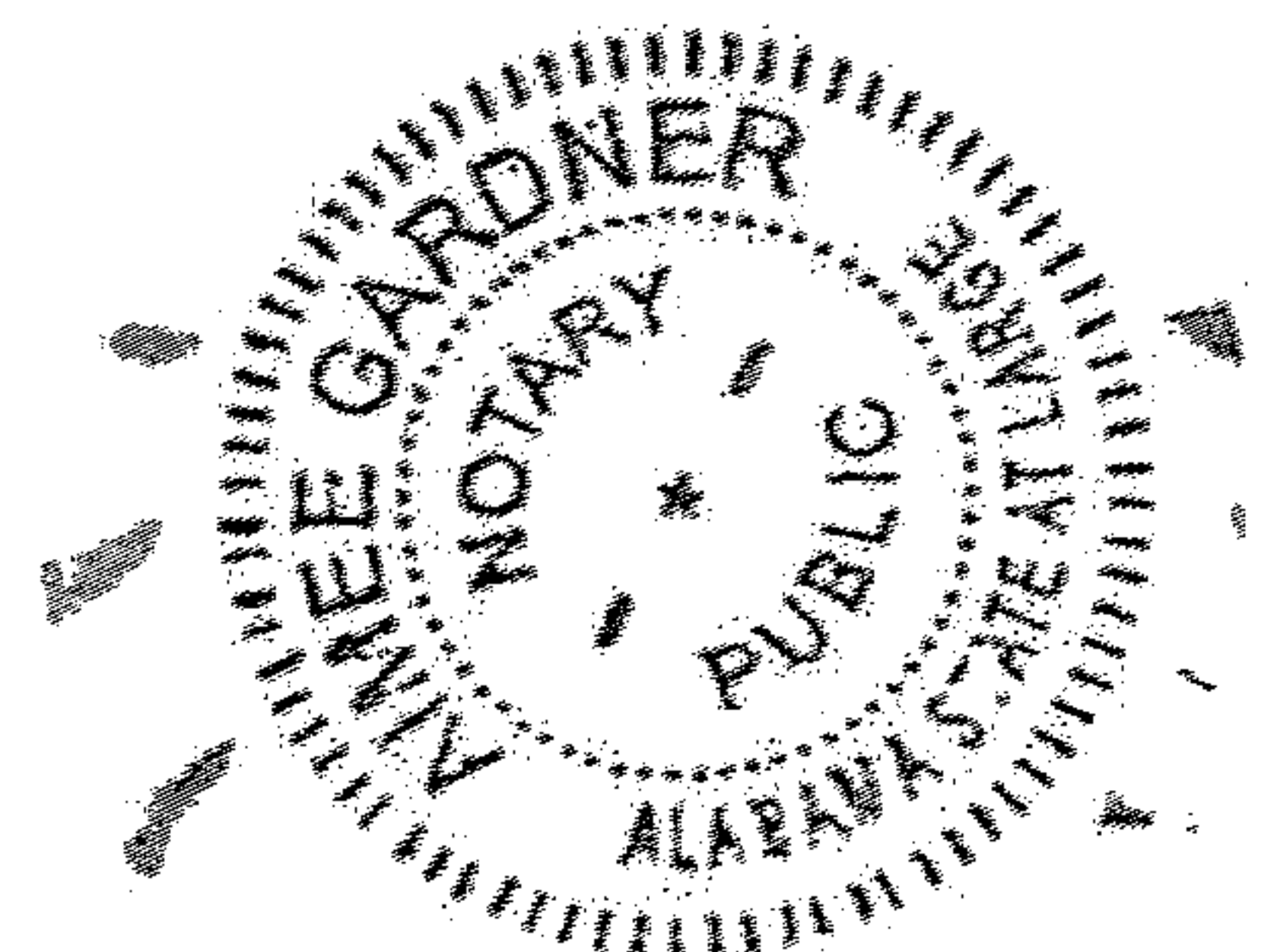
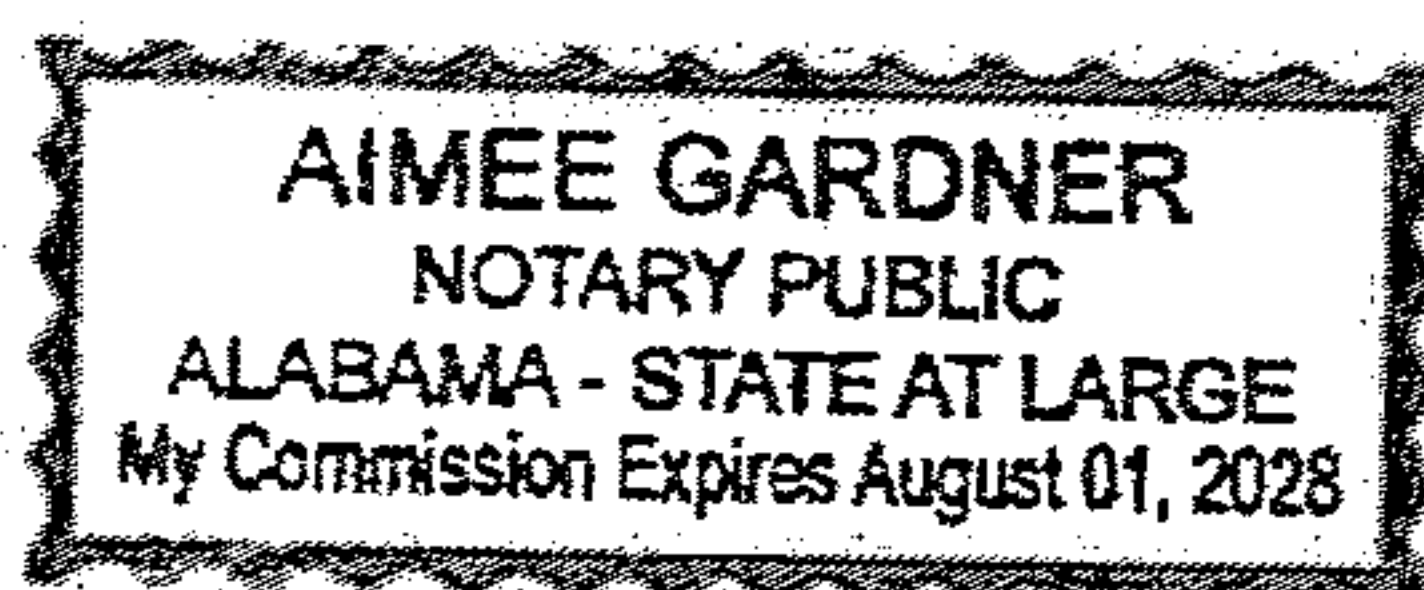

Robyn Minyard

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Robyn Minyard, whose name 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 18th day of August, 2025.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2025 10:26:46 AM
\$151.00 JOANN
20250822000258540

Aimee S. Beyle