

Send Tax Notice to:
Rita S. Callaway and James Callaway
186 Rossburg Drive
Calera, AL 35040

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

**Half of the tax appraised value
of the property being \$117,600.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned
Rita S. Callaway and James R. Callaway, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

186 Rossburg Drive, Calera, AL 35040
by **Rita S. Callaway** (herein referred to as "Grantee," whether one or more), whose mailing address is
186 Rossburg Drive Calera, AL 35040
the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **186 Rossburg Drive, Calera, AL 35040,**
and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 3 day of September, 2025

Rita S. Callaway
RITA S. CALLAWAY

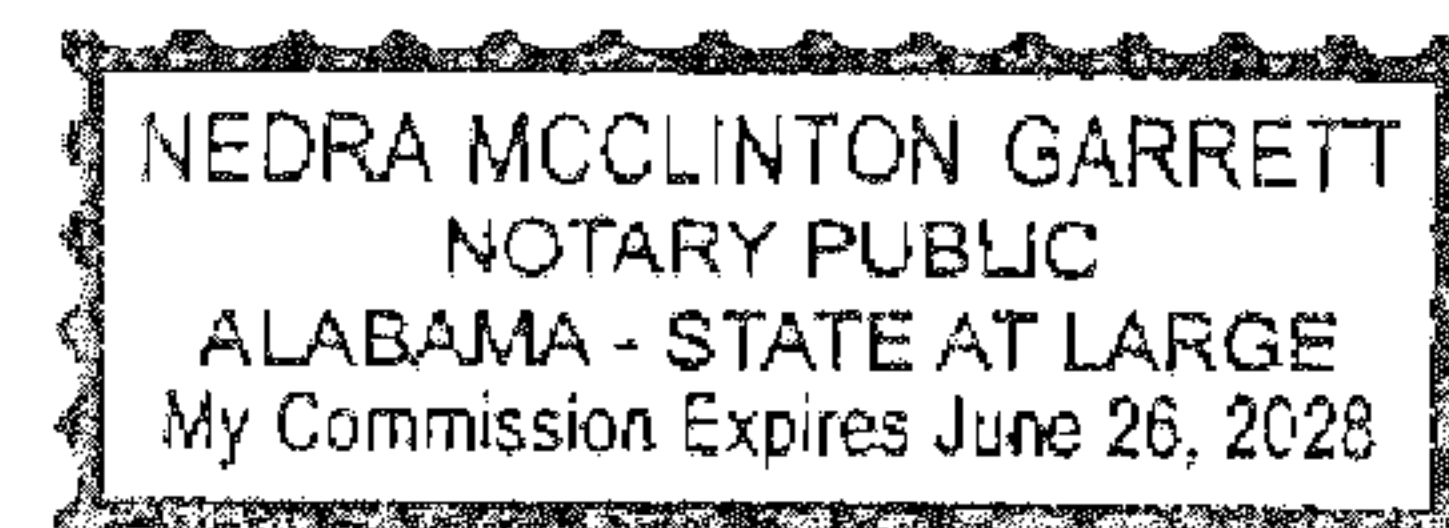
James R. Callaway
JAMES R. CALLAWAY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rita S. Callaway whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of September, 2025.

Nedra McClinton Garrett
Notary Public
My Commission Expires:



State of Kentucky
County of Barren

I, the undersigned Notary Public in and for said County and State, hereby certify that James R. Callaway 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 he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 4 day of September, 2025.

Savannah Mayes
Notary Public
My Commission expires: 9/28/27

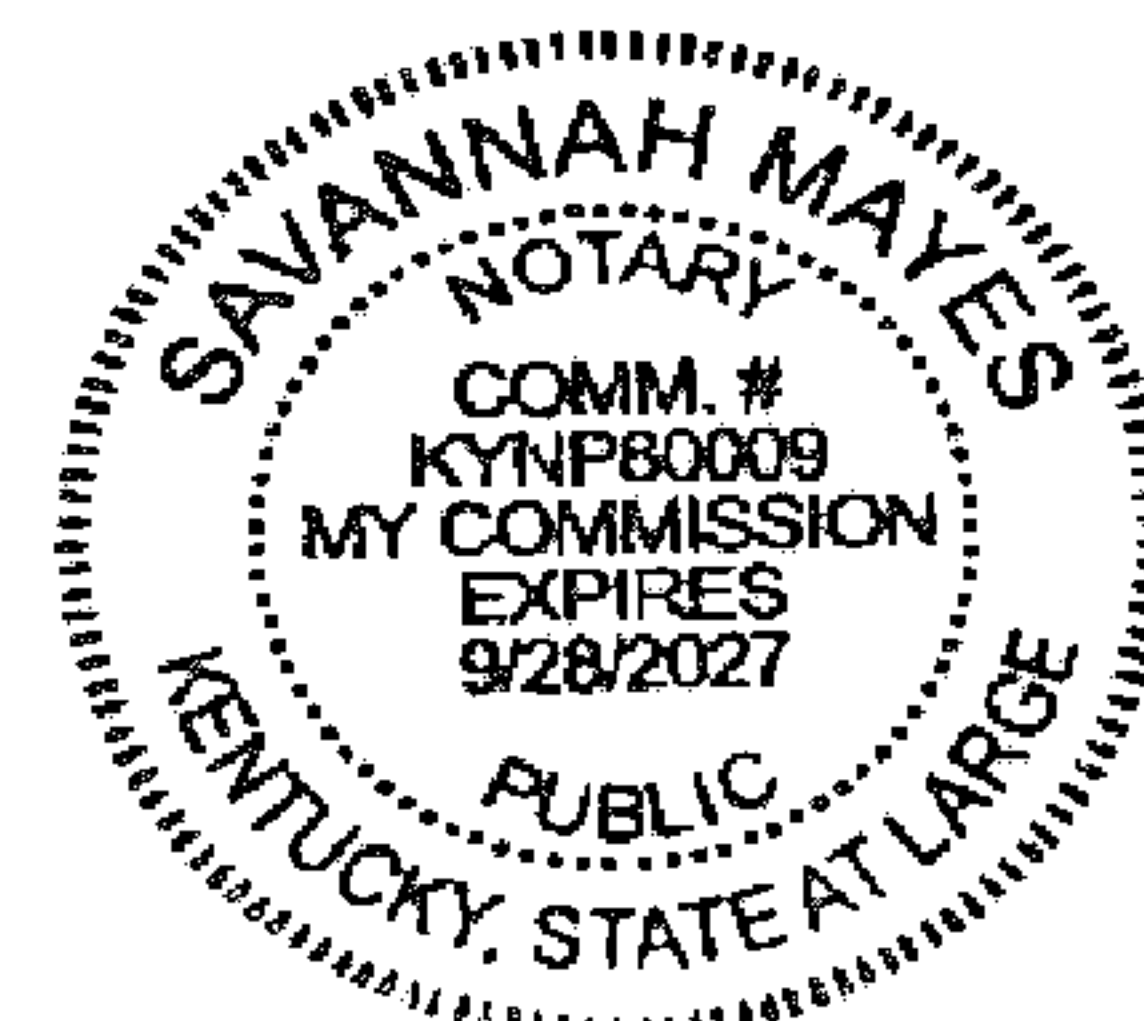


EXHIBIT A

Property 1:

LOT 53, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, ARECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 09:32:16 AM
\$143.00 CHARITY
20250916000280070

Alli S. Beal