

RECORDING REQUESTED BY:

Teresa Lovelady



20251010000313440 1/5 \$41.00
Shelby Cnty Judge of Probate, AL
10/10/2025 12:08:40 PM FILED/CERT

INSTRUMENT PREPARED BY:

Richard Edwin Copeland

13865 Hwy 73

Montevallo Rd AL 35115

(Above reserved for official use only)

RETURN DEED TO:

Teresa Lovelady

3283 Morgan Road

Bessemer, AL 35022

SEND TAX STATEMENTS TO:

Teresa Lovelady

3283 Morgan Road

Bessemer, AL 35022

Tax Parcel ID/APN # 24 8 28 0 000

QUIT CLAIM DEED FOR ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

This DEED is made this day of October 10, 2025 by and between the **"GRANTOR"**

Richard Edwin Copeland, a unmarried individual residing at 13865 Hwy 73 Montevallo, AL 35115

AND the **"GRANTEE,"**

Teresa Lovelady, an unmarried individual residing a3283 Morgan Rd. Bessemer, AL 35022

FOR VAULUABLE CONSIDERATION OF \$7000.00, the receipt and sufficiently of

Shelby County, AL 10/10/2025
State of Alabama
Deed Tax:\$7.00



20251010000313440 2/5 \$41.00
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Which is hereby acknowledge, Grantor hereby quitclaims to Grantee and Grantee's heirs heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following describes real estate **(the "PROPERTY")**, together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama , subject to any restrictions hereir.

Property Address: 8847 Highway 10, Montevallo, Alabama 35115

Legal description(s) attached separately.

Vesting information/ Property Interest: Grantee receives the Property in fee simple as the sole owner.

{SIGNATURE PAGE FOLLOWS}



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Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on _____
(date).

Grantor (or authorized agent)

x/ *Richard B. Copeland*

Print Name: RICHARD COPELAND

Spousal Acknowledgment:

I, _____ (name of Donna
Marie Sellers's spouse), residing at

_____, acknowledging receipt of sufficient
consideration, hereby waive and release all my
rights, title, and interest, if any, in the above
Property unto Grantee(s).

x/ _____

ALABAMA NOTARY ACKNOWLEDGMENT

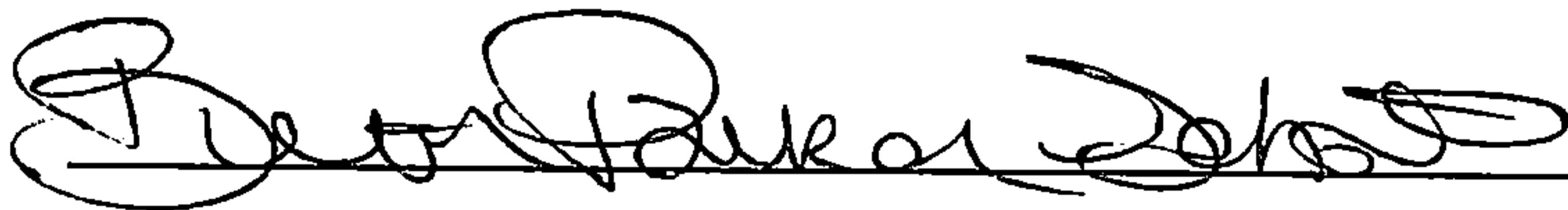
THE STATE OF ALABAMA

Shelby, COUNTY

I, Beth Parker Schatz, a Notary Public, hereby certify that
Richard Edwin Copeland, whose name is signed to the

foregoing instrument or conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of October, A. D. 2025.



Notary Public

Print Beth Parker Schatz

My commission expires: 10/02/27

(Seal)



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EXHIBIT A

Begin at the Northeast corner of SE1/4 of SW1/4 of Section 28, Township 21 South, Range 4 West and run West along the North line of said forty 507.5 feet to the point of beginning; thence continue West along said forty line a distance of 630 feet to a point 210 feet East of the Northwest corner of said forty; thence run South a distance of 210 feet; thence run West a distance of 210 feet to the West line of said forty; thence run South along the West line of said forty a distance of 255 feet to an iron stake on the South bank of a branch; thence run in a Northeasterly direction 655 feet to an iron stake; thence run North 32 feet to an iron stake; thence run East 225 feet to the South side of the Old Montevallo and Tuscaloosa road; thence run in a Northwesterly direction 15 feet along the South side of said road; thence run North 200 feet to the point of beginning, containing 5 acres, more or less, located in SE1/4 of SW1/4, Section 28, Township 21 South, Range 4 West, together with all improvements located thereon. LESS AND EXCEPT the following described tracts of land: A part of the N1/2 of the SE1/4 of SW1/4 of Section 28, Township 21 South, Range 4 West, described as follows: Commence at the NW corner of the SE 1/4 of SW1/4 of said Section 28 and run South along West line of said 1/4-1/4 Section a distance of 465.00 feet to a point; thence continue in same direction along West line of said 1/4-1/4 Section a distance of 196.12 feet to the SW corner of the N1/2 of SE1/4 of SW1/4; thence turn an angle of 89 degrees 39 minutes 30 seconds to the left and run East along South line of the N1/2 of SE1/4 of SW1/4 a distance of 842.80 feet; thence turn an angle of 99 degrees 56 minutes 45 seconds to left and run a distance of 96.90 feet; thence turn an angle of 99 degrees 06 minutes 15 seconds to right and run a distance of 162.78 feet to West ROW of County Highway #10; thence turn an angle of 94 degrees 46 minutes to left and run a distance of 180.13 feet to a point on the West ROW of said Highway; thence turn an angle of 19 degrees 14 minutes to left and run a distance of 192.44 feet to the point of beginning of the property herein conveyed, which said point is on West ROW line of said Highway; thence turn an angle of 65 degrees 10 minutes 15 seconds to left and run a distance of 284.10 feet; thence turn an angle of 90 degrees 19 minutes 45 seconds to left and run a distance of 32.00 feet; thence turn an angle of 70 degrees 11 minutes to right and run a distance of 647.39 feet to a point on the West boundary of said 1/4-1/4 Section; thence turn to right and run in a Northerly direction along the Western boundary of said 1/4-1/4 Section a distance of 255 feet to a point; thence turn an angle of 90 degrees to right and run parallel with the Northern boundary of said 1/4-1/4 Section a distance of 210 feet to a point; thence run to a point which is located on the West ROW of said highway and which point is, running along said ROW a distance of 210 feet in a Northwesterly direction above the point of beginning of the property herein conveyed; thence turn to right and run along the West ROW of said Highway a distance of 210 feet to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.