

Purchase Price \$344,900 - AN



20251015000317210 1/4 \$376.00
Shelby Cnty Judge of Probate, AL
10/15/2025 08:47:01 AM FILED/CERT

**This Instrument Prepared
by Grantor:**

Adrienne Neirinckx and Michael Neirinckx
82 Boardman Street
Norfolk, MA 02056

**Mail Recorded Deed and
Send Tax Notices to:**

THE EATON PLACE TRUST
18 King Road
Sharon, MA 02067

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Grantors, **Adrienne Neirinckx and Michael Neirinckx**, as joint tenants with right of survivorship, whose address is 82 Boardman Street, Norfolk, MA 02056, **QUITCLAIM(S)** to Grantee, **Ross Greenstein**, as Trustee or the Successor Trustees under **THE EATON PLACE TRUST**, dated October 9th, 2025, whose address is 18 King Road, Sharon, MA 02067.

Property Address: **2025 Eaton Place, Chelsea, AL 35043**
Parcel Number:

WITNESSETH: That for no consideration, and in order to change the form of holding title, Grantors do now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, situated in the County of Shelby, in the State of Alabama, **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature;

the following described real estate situated in Shelby County, Alabama, to-wit:

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Lot 21-223 of Chelsea Park 21st Sector, Phase 2A, a Map or Plat of which is recorded in Map Book 60, Page 68A and 68B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, right-of-way, mineral and mining rights, and other matters which exist as a matter of record or exist defacto.

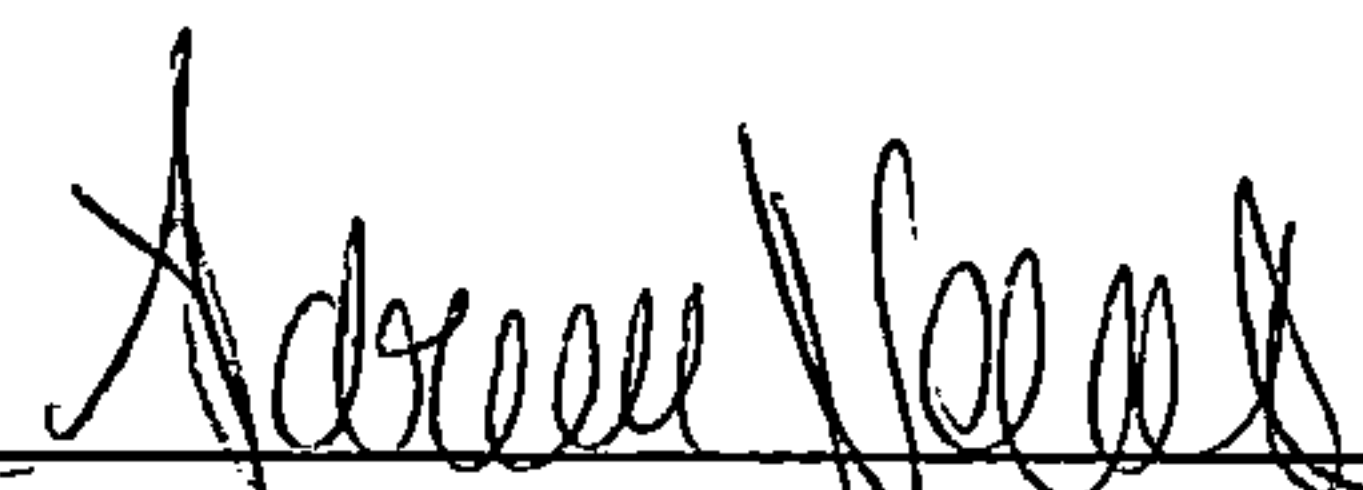
Prior instrument reference: Statutory Warranty Deed dated May 27, 2021 and recorded October 1, 2025, in the office of the Probate Judge of Shelby County, Alabama in Deed BK _____ PG _____.

This property is not the homestead of the Grantor.

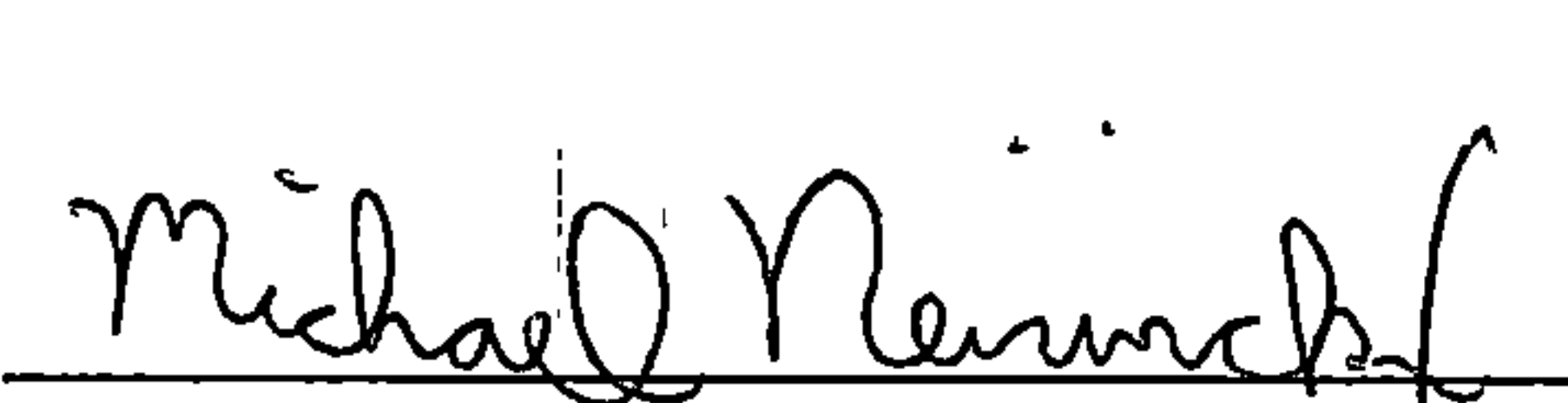
Scrivener and Grantor herein have prepared this deed and have performed no title search.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal on this the 9th day of October, 2025.



Adrienne Neirinckx, Grantor



Michael Neirinckx, Grantor



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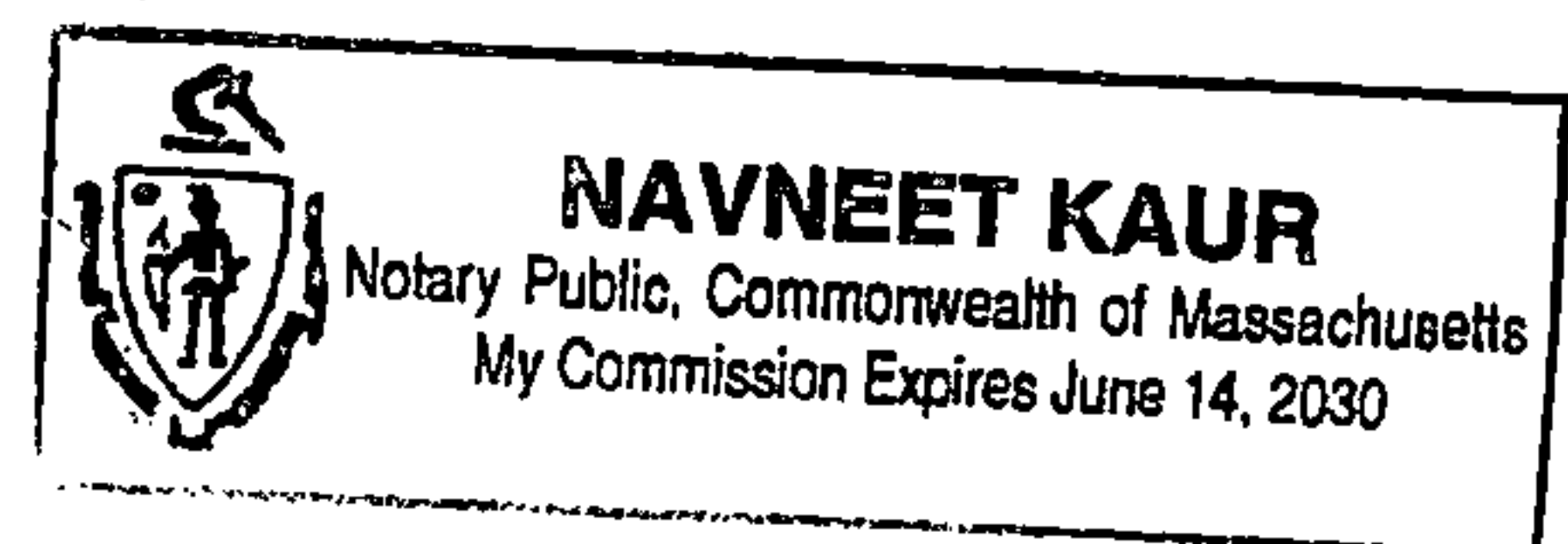
ACKNOWLEDGMENT

State of MA)
)
County of NORFOLK) SS.:

On OCTOBER 9, 2025 before me the undersigned, a Notary Public in and for said County and State personally appeared **Adrienne Neirinckx** personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Navneet Kaur
Notary Public
My Commission Expires: 06/14/2030





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ACKNOWLEDGMENT

State of MA)
)
County of NORFOLK) SS.:

On OCTOBER 9, 2025 before me the undersigned, a Notary Public in and for said County and State personally appeared **Michael Neirinckx**, personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Navneet Kaur
Notary Public
My Commission Expires: 06/14/2030

