

AFTER RECORDING RETURN TO:

Sherita D. Nesby
1161 King Arthur Court
Alabaster, AL 35007
File No. R-293303-AFL

MAIL TAX STATEMENTS TO:

Sherita D. Nesby
1161 King Arthur Court
Alabaster, AL 35007

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13 7 26 4 001 002.021

APPRAISED VALUE \$191,230

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title."

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 20 day of Nov, 2025, by and between **Sherita D. Nesby F/K/A Sherita D. Coachman, married, joined in execution by her spouse, Marcus Nesby**, residing at 1161 King Arthur Court, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Sherita D. Nesby, a married woman**, residing at 1161 King Arthur Court, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 1161 King Arthur Court, Alabaster, AL 35007

Prior instrument reference: Instrument No. 20200519000199420, Recorded: 05/19/2020

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 20th day of NOVEMBER, 2025.

Sherita D. Nesby FKA Sherita D. Coachman
 Sherita D. Nesby F/K/A Sherita D.
 Coachman

Marcus Nesby
 Marcus Nesby

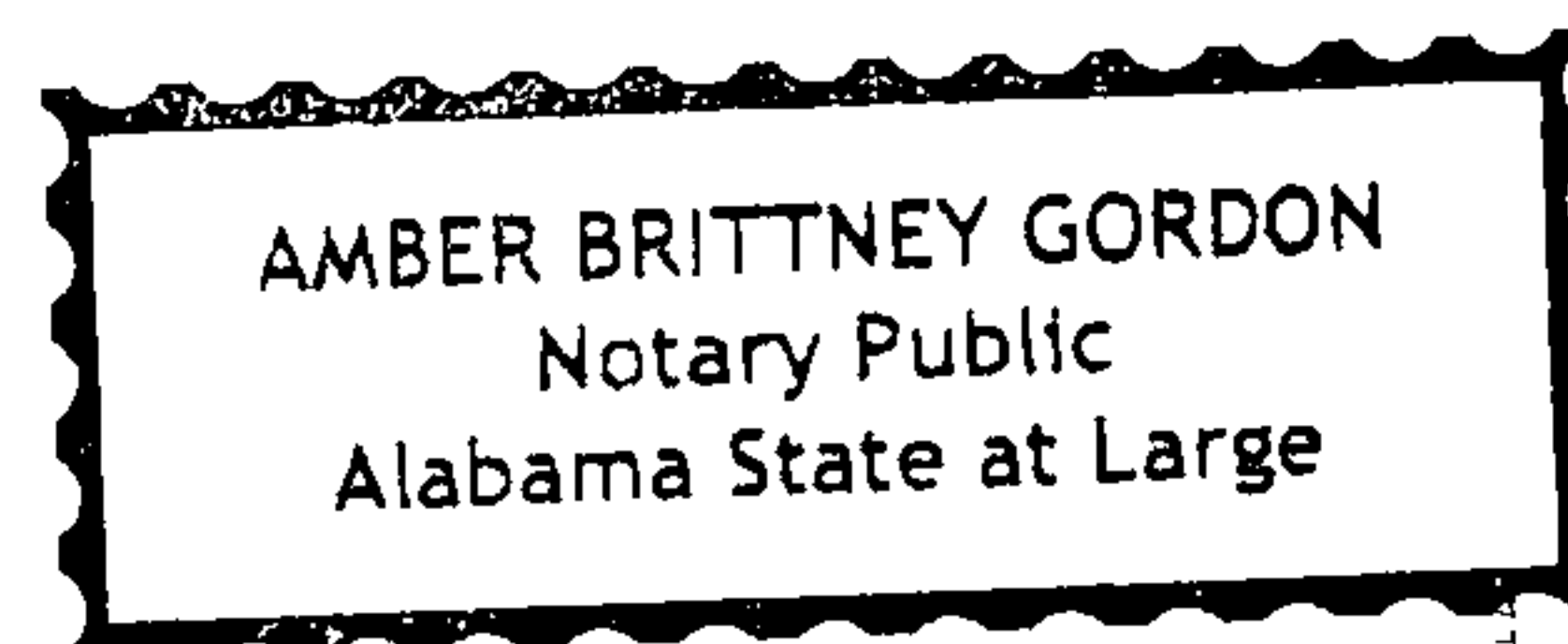
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Sherita D. Nesby F/K/A Sherita D. Coachman** and **Marcus Nesby** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of NOVEMBER, 2025.

Amber Brittney Gordon
 NOTARY PUBLIC

My commission expires: 10/03/2028



My Commission Expires
 October 3, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 5, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, PHASE THREE, AS
RECORDED IN MAP BOOK 20, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Parcel ID: 13 7 26 4 001 002.021

Property commonly known as: 1161 King Arthur Court, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2025 12:09:18 PM
\$30.00 PAYGE
20251201000366240

Allen S. Bayl