

Send Tax Notice to:
Rose M. Fraser
130 King Valley Drive
Pelham, AL 35124

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

20251230000397030
12/30/2025 12:18:26 PM
QCDEED 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

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

Linda G. Fraser, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is
130 King Valley Drive, Pelham, AL 35124

by **Rose M. Fraser, (herein referred to as "Grantee," whether one or more)**, whose mailing address is
130 King Valley Drive, Pelham, AL 35124


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 **134 King Valley Drive, Pelham, AL 35124,**

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 30th day of December, 2025.


Linda G. Fraser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Linda G. Fraser 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 30th day of December, 2025.


Notary Public
My Commission Expires: 5-2-26

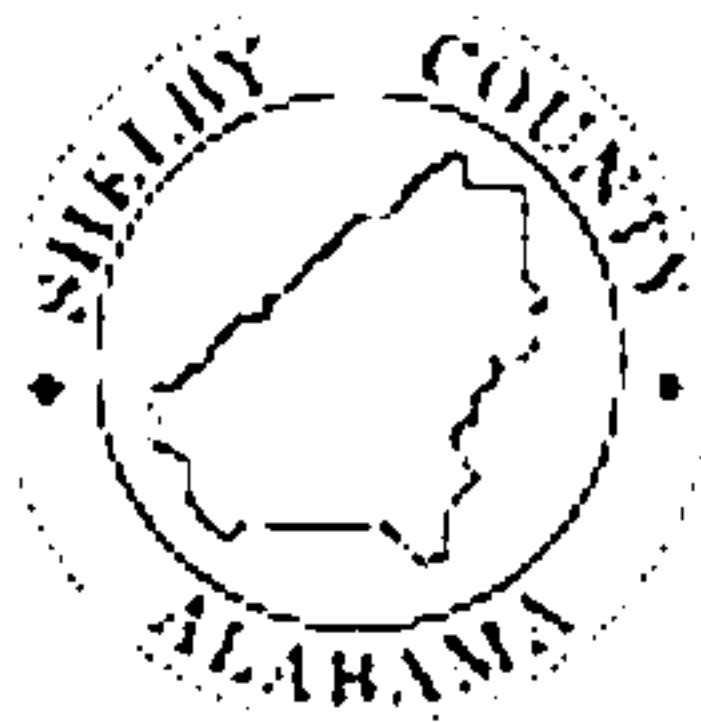


Actual Value: \$1000.00

EXHIBIT A

Commence at the Northeast corner of the SE1/4 of the NW1/4 of Section 23, Township 20 South, Range 3 West; run thence in a Westerly direction along the North line of said 1/4-1/4 Section for a distance of 135.35 feet; thence turn an angle to the left of 91 deg. 20 min. and in a Southerly direction for a distance of 194.76 feet to the point of beginning thence; continue along last described course for a distance of 229.26 feet thence turn an angle to the left of 90 deg. and in an Easterly direction for a distance of 190.0 feet; thence turn an angle to the left of 90 deg. and in a Northerly direction for a distance of 229.26 feet; thence turn an angle to the left of 90 deg. and in a Westerly direction for a distance of 190.0 to the point of beginning.

*This deed is being recorded for title curative purposes
Parcel Id: 13-6-23-2-001-010.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2025 12:18:26 PM
\$26.00 PAYGE
20251230000397030

Allen S. Bayl