



20260206000035130 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/06/2026 12:01:26 PM FILED/CERT

Bibb County - 22%
Send Tax Notice to:
Estate of Betty Hatchett, deceased,
Probate Case No. 25BHM00054
2522 Valleydale Road, Suite 100
Hoover, AL 35244

Shelby County - 78%

***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:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

Value: \$160,000 - tax exempt for
title curative

STATE OF ALABAMA
COUNTY OF SHELBY AND BIBB

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 Hatchett, an ^{Single} individual person (herein referred to as "Grantor," whether one or more), whose mailing address is 170 Creek View Dr. Rainbow City, 35926, AL by Estate of Betty Hatchett, deceased, Probate Case No. 25BHM00054, (herein referred to as "Grantee," whether one or more), whose mailing address is

2522 Valleydale Road, Suite 100, Hoover, AL 35244

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 266 HWY 25, Brierfield, AL 35035, and more particularly described as:

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

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

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 January, 2026.

Linda Hatchett

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Linda Hatchett, 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 January, 2026

Notary Public
My Commission Expires: June 03, 2028

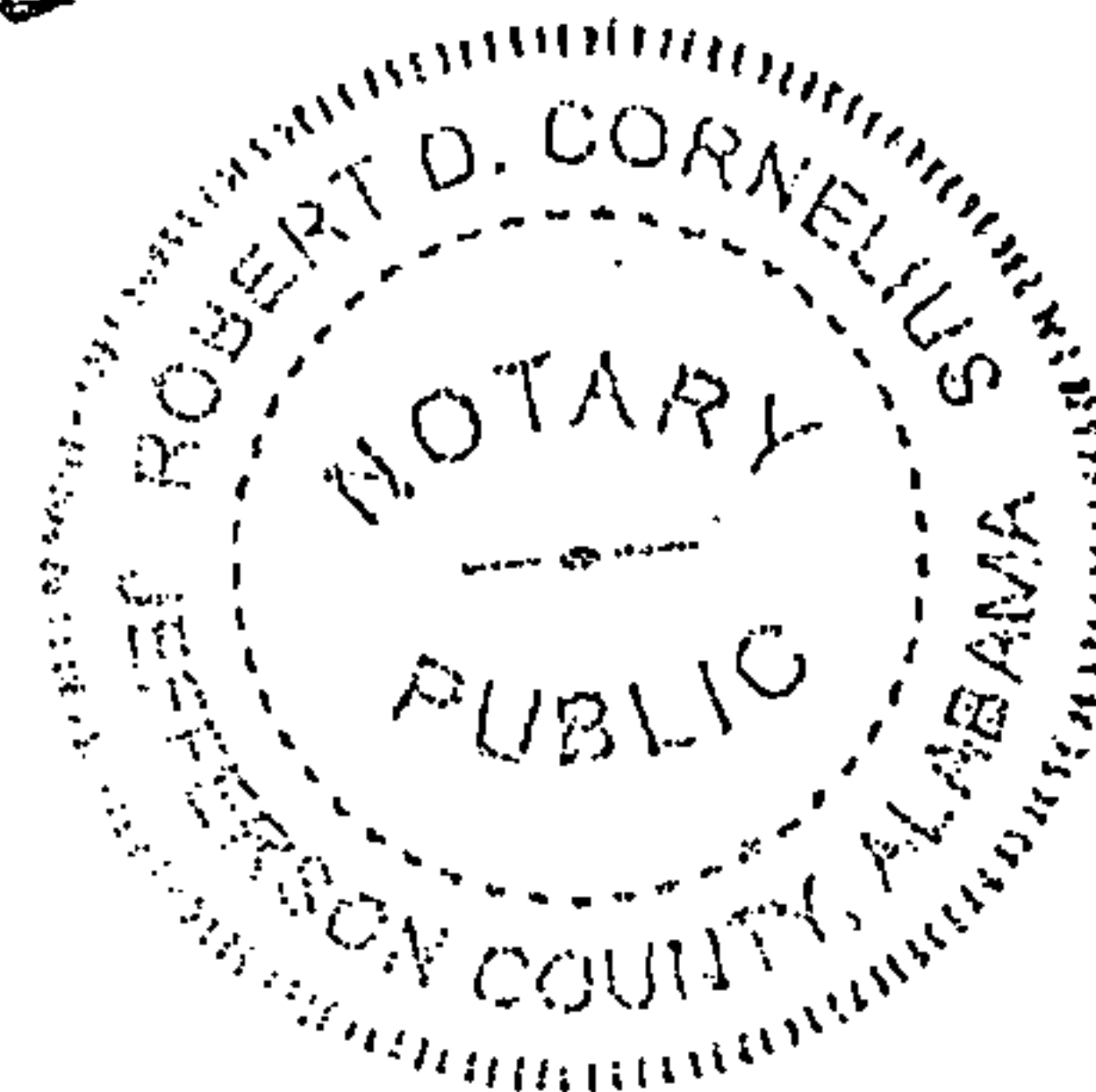


EXHIBIT A

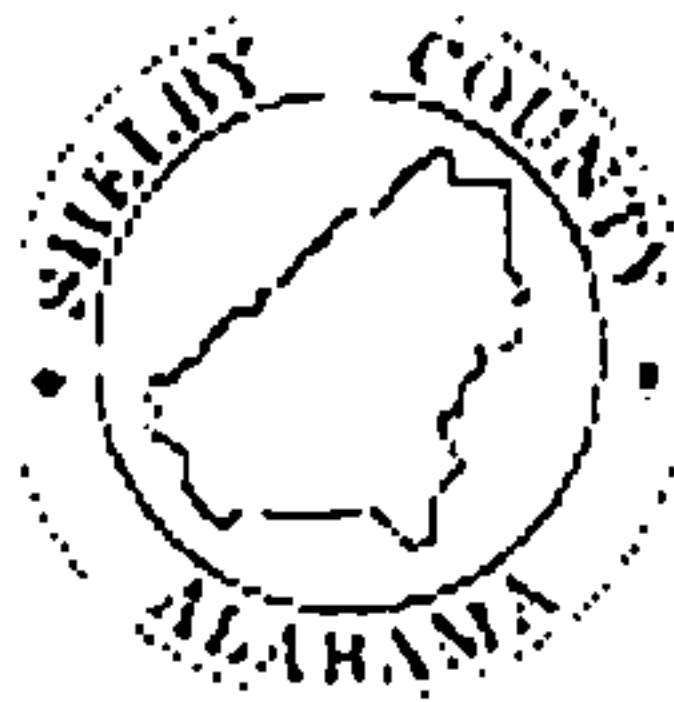
Property 1:

Parcels of land situated in Sections 18-and 19, Township 24 North, Range 12 East, Shelby and Bibb Counties, more particularly described as follows: Parcel No. I:

Beginning at a found iron pin witnessed as the SW corner of the SE 1/4 of the SW 1/4 of Section 18, Township 24 North, Range 12 East, Shelby County, Alabama and run Easterly along the South line of said 1/4 1/4 Section for a distance of 673.26 feet to a found iron pin; thence left 106 deg. 48 min. 48 sec. And run Northwesterly for a distance of 1273.65 feet to a found iron pin, and a point of intersection with the Southerly right of way line of Alabama Highway No. 25; thence left 94 deg. 47 min. 46 sec. And run Southwesterly for a distance of 375.17 feet to a point; thence right 1 deg. 59 min. 07 sec. And run Southwesterly for a distance of 215.77 feet; thence left 73 deg. 39 min. 48 sec. And run Southerly 1008.6 feet to a point of intersection with the South line of said Section 18; thence left 86 deg. 19 min. 50 sec. and run Easterly along said South Section line for a distance of 190.37 feet to point of beginning.

Parcel No. II: Commence at the Northwest corner of Section 19, Township 24 North, Range 12 East, Bibb County, Alabama, and run East along the North line of said Section for a distance of 157.8 feet to point beginning; thence right 88 deg. 46 min. 48 sec. And run South and parallel to the West line of said Section 19 for a distance of 1729 feet, more or less, to a point of intersection with the centerline of Mahan Creek; thence Easterly and Northerly along the meanderings the centerline of said Mahan Creek to a point of intersection with the East line of the NW 1/4 of the NW 1/4 of said Section 19; thence Northerly along said line for a distance of 972 feet, more or less, to an iron pin and the NE corner of the NW 1/4 of the NW 1/4 of said Section 19; thence West along said North line for a distance of 190.37 feet to point of beginning; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

LESS AND EXCEPT THE FOLLOWING: Commence at the NW corner of Section 19, Township 24 North, Range 12 East, Bibb County, Alabama and run East along the North line of said Section 19, for a distance of 1157.8 feet; thence right 88 deg. 46 min. 48 sec. And run South and parallel to the West line of said Section for a distance of 1278.47 feet to point of beginning; thence left 70 deg. 00 min. and run Southeasterly for a distance of 150.0 feet, more or less, to a point of intersection with the centerline of Mahan Creek; thence Southerly and Westerly along the meanderings of said creek centerline to a point of intersection with a line which is 1157.54 feet East of and parallel to the West line of said Section 19; thence Northerly along said parallel line 450.73 feet, more or less to point of beginning.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk**



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Allen S. Boyd