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02/23/2026 10:22:55 AM

QCDEED 1/2

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice to:
Tyla Jade Langton

571 Highway 35
pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of one half the market value of the property (\$108,274) and other good and valuable consideration, in hand paid to the undersigned

Grant Robert Langton, a married man (herein referred to as "Grantor," whether one or more), whose mailing address is

571 Highway 35, Pelham, AL 35124

by **Tyla Jade Langton, (herein referred to as "Grantee," whether one or more),** whose mailing address is

571 Highway 35, 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 **571 Highway 35, Pelham, AL 35124,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
Grantor Grant Robert Langton is a married man, however this is not the homestead of the Grantor or his spouse.*

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

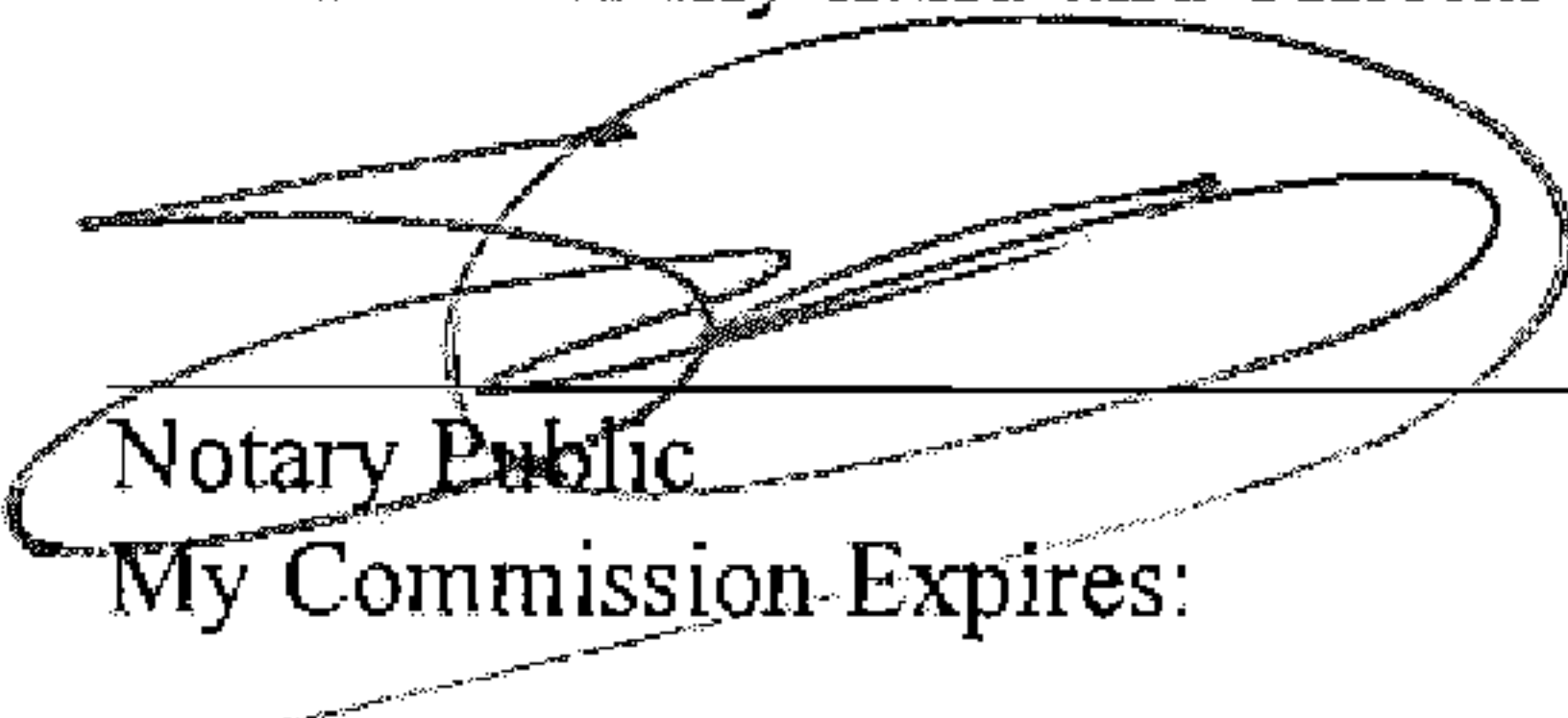
IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 9th day of February, 2026.


GRANT ROBERT LANGTON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that GRANT ROBERT LANGTON 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 9th day of February, 2026.


Notary Public
My Commission Expires:

Suzanna Brooke Deaton
Notary Public, Alabama State At Large
My Commission Expires February 4, 2028

EXHIBIT A

Property 1:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP OF SECTION 20 SOUTH, RANGE 3 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 364.61 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 35; THENCE TURN AN ANGLE OF 145 DEGREES, 00 MINUTES TO THE LEFT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 710.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN SAME DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 108.90 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 50 MINUTES TO THE RIGHT END RUN A DISTANCE OF 200.45 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 15 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 108.90 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 45 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 209.29 FEET TO THE POINT OF BEGINNING, SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2026 10:22:55 AM
\$133.50 JOANN
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Allen S. Bayl