

File No: 2005436602

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Parcel Number: 042040000034000, 042090000007000, 042040000035000

QUITCLAIM DEED

Christen M. Cline, unmarried, whose mailing address is **11174 Highway 41 S, Leeds, AL 35094** and **Robert Clayton Baker, III**, unmarried, whose mailing address is **4368 Whitby Ln, Birmingham, AL 35242**, a formerly married couple who are now divorced pursuant to the Certificate of Divorce filed in Shelby County, AL in Case No. 58-DR-2025-900622.00 on 12/17/2025 ("Grantor"), for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Christen M. Cline**, unmarried ("Grantee"), whose tax mailing address is **11174 Highway 41 S, Leeds, AL 35094**, with quitclaim covenants, the following described real estate situated in the County of Shelby and State of Alabama:

PARCEL I

FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EAST, GO WEST ALONG THE SECTION LINE 3,960.25 FEET; THENCE RIGHT 99 DEG. 33 MIN. 21 SEC., 864.77 FEET; THENCE LEFT 120 DEG. 32 MIN. 09 SEC., 50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON THE SAME LINE 179.82 FEET; THENCE LEFT 81 DEG. 54 MIN. 48 SEC., 90.37 FEET; THENCE LEFT 33 DEG. 28 MIN. 05 SEC., 173.19 FEET; THENCE LEFT 92 DEG. 10 MIN. 07 SEC., 134.27 FEET; THENCE LEFT 62 DEG. 55 MIN. 21 SEC., 185.7 FEET TO THE POINT OF BEGINNING. LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

PARCEL II

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION AND ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1091.61 FEET TO A POINT ON THE CENTER LINE OF SHOAL CREEK, ALSO BEING A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN IN A NORTHEASTERLY, THENCE EASTERLY, THENCE SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SHOAL CREEK A DISTANCE OF 1,875 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 135.97 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 180 DEG. 03 MIN. 00 SEC. AND RUN TO THE LEFT IN A WESTERLY DIRECTION AND ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 231.71 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 179 DEG. 57 MIN. 00 SEC. AND RUN TO THE RIGHT IN A WESTERLY DIRECTION AND ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 129.11 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE TURN AN INTERIOR ANGLE OF 179 DEG. 49 MIN. 00 SEC. AND RUN TO THE RIGHT AND IN A WESTERLY DIRECTION AND ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 256.37 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL III

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SITUATED NORTHERLY OF SHOAL CREEK, AS NOW SITUATED. LYING IN SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 042040000034000, 042090000007000, 042040000035000

Property Address is: 11174 Highway 41 S, Leeds, AL 35094

BEING SAME PROPERTY CONVEYED TO CHRISTEN M. CLINE AND ROBERT CLAYTON BAKER, III, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM FROM ANNA MARGARET TUCKER AND GEORGE HOLLIS SEAL, AS CO EXECUTORS OF THE ESTATE OF RAYMOND KIRBY PARKER DECEASED, DATED 01/31/2020, RECORDED ON 01/31/2020, INSTRUMENT NO 20200131000042910, COUNTY OF SHELBY, STATE OF ALABAMA.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

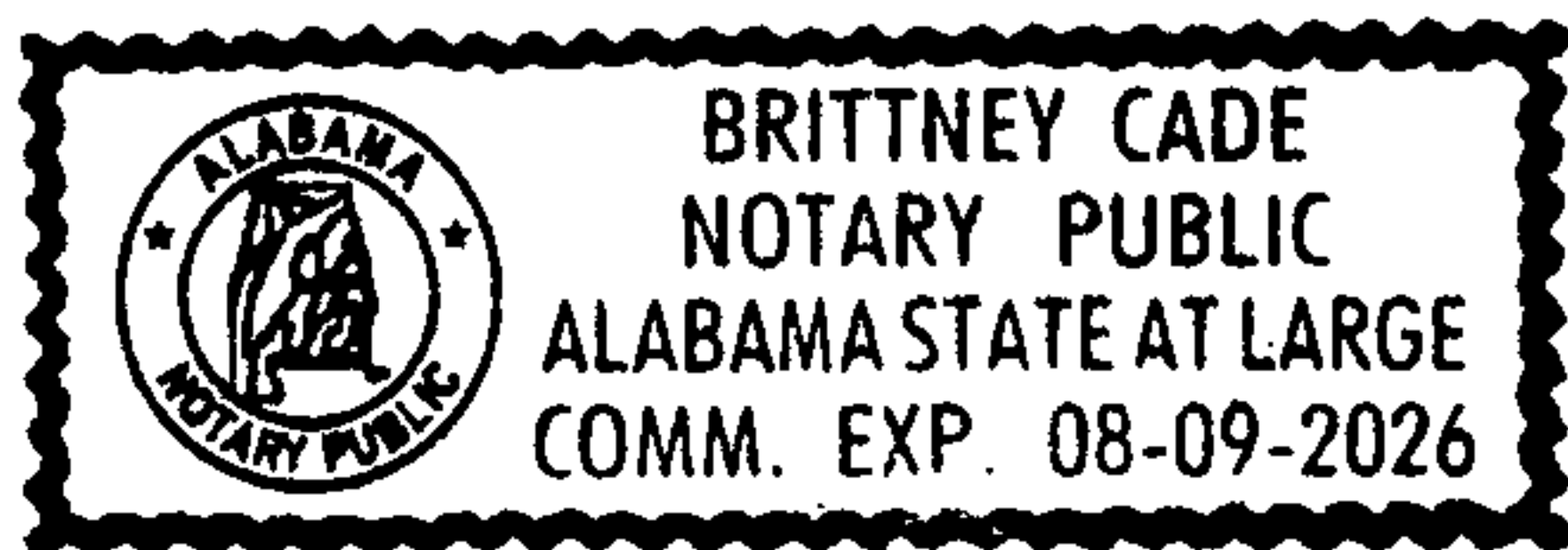
Executed by the undersigned on 3/4, 2026 :

Robert Clayton Baker III
Robert Clayton Baker, III

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Robert Clayton Baker, III**, personally known to me or has produced AL DL as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of March, 2026.



Brittny Cade
Notary Public

Executed by the undersigned on March 7, 2026:



Christen M. Cline

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Christen M. Cline**, personally known to me or has produced ALDL as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of March, 2026.


Notary Public