

Prepared By: Sheri Flynn

526 County Road 185  
Jemison, AL 35085

After Recording Return To:  
Daniel & Sheri Flynn

526 County Road 185  
Jemison, AL 35085

\$76,420.00

20260331000092740 1/3 \$104.50  
Shelby Cnty Judge of Probate, AL  
03/31/2026 11:02:39 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

34 3 06 3 003 006.002

Tax Parcel Number:

**QUIT CLAIM DEED**

THIS 27<sup>th</sup> day of March, 2026,

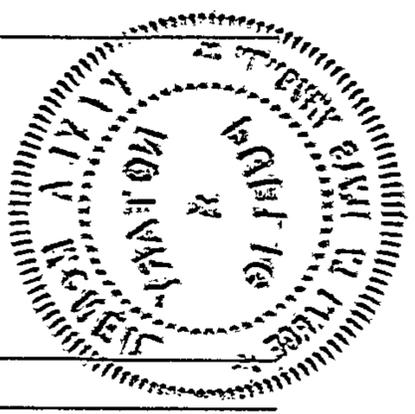
For valuable consideration of ten Dollars (\$ 10<sup>00</sup>), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; OR  as a gift and for no cash consideration,

Sheri Flynn and  
(hereinafter called the Grantor, collectively, as the case may be)  
whose address is 526 County Road 185, Jemison, AL 35085

hereby remises, releases, and quit claims

unto Daniel P Flynn and Sheri G. Flynn, and

(hereinafter called the Grantee, collectively, as the case may be) whose address is  
526 County Road 185, Jemison, AL 35085



ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO THAT CERTAIN REAL PROPERTY SITUATED IN the County of Shelby, State of Alabama, known as

Parcel Id.: 34 3 06 3 003 006.002

Shelby County, AL 03/31/2026  
State of Alabama  
Deed Tax: \$76.50

Legal Description: Set forth on Exhibit A hereto and incorporated herein by this reference.

Referred to herein as the "Property".

THE PROPERTY IS QUIT CLAIMED TO GRANTEE WITHOUT COVENANT, REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WHETHER AS TO TITLE, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE. ANY AND ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW OR BY STATUTE, AS THE SAME MAY BE HEREAFTER AMENDED FROM TIME TO TIME, ARE HEREBY EXPRESSLY EXCLUDED,

THE PROPERTY IS QUIT CLAIMED SUBJECT TO any and all easements, building and use restrictions, mineral rights, encumbrances, liens, covenants, and liabilities as may appear of record or as may otherwise exist, whether recorded or unrecorded. By its acceptance of delivery of this Quit Claim Deed, Grantee hereby assumes the payment of all ad valorem taxes, standby fees, general and special assessments of whatever kind or character affecting the Property which are due, or which may become due, for any tax year or assessment period prior to the date of this Quit Claim Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership of the Property, or both.

IN WITNESS WHEREOF, Grantor hereby executes this Quit Claim Deed as of the date set forth above.

Grantor: *Sheri G Flynn*  
Printed Name: Sheri G Flynn

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Witness

Witness

Grantor: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Witness

Witness

STATE OF ALABAMA )  
COUNTY Chilton ) ss.



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The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 2020, by Sheri Giles Flynn, the Signer of Grantor.



*Kay Moncrief*  
Notary Public  
MY COMMISSION EXPIRES JUNE 25, 2029

STATE OF \_\_\_\_\_ )  
COUNTY \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of Grantor.

\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_

exhibit A

Lot 1, according to the Final Plat of Twins Subdivision, as recorded in Map Book 52, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.



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