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05/27/2020 09:59:58 AM
QCDEED 1/3

AFTER RECORDING RETURN TO:

Vylla Title, LLC
25 Enterprise, Suite 301
Aliso Viejo, CA 92656
File No. 101-10212345

MAIL TAX STATEMENTS TO:

Sandra Teal Osborn
1393 Belmont Lane
Helena, AL 35080

THIS DOCUMENT PREPARED BY:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 136232001003068

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 16 day of May, 2020, by and between **Sandra Teal Osborn F/K/A Sandra Jean Teal, a married woman, who acquired title as single, joined in execution by her spouse, James Keith Osborn**, a mailing address of 1393 Belmont Lane, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Sandra Teal Osborn, a married woman**, a mailing address of 1393 Belmont Lane, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

Lot 22, according to the Amended Map of Dearing Downs Subdivision, Fifth Sector, as recorded in Map Book 10, page 71 in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 136232001003068
Also known as: 1393 Belmont Lane, Helena, AL 35080

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

BEING the same which Sandra Teal fka Sandra J. Gulsby by Deed dated October 7, 2015 and recorded October 9, 2015 in the County of Shelby, State of Alabama in Instrument Number 2015009000354810 conveyed unto Sandra Jean Teal, a single woman.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 16 day of May, 2020.

Sandra Teal Osborn F/K/A Sandra Jean Teal
Sandra Teal Osborn F/K/A Sandra Jean Teal

James Keith Osborn
James Keith Osborn

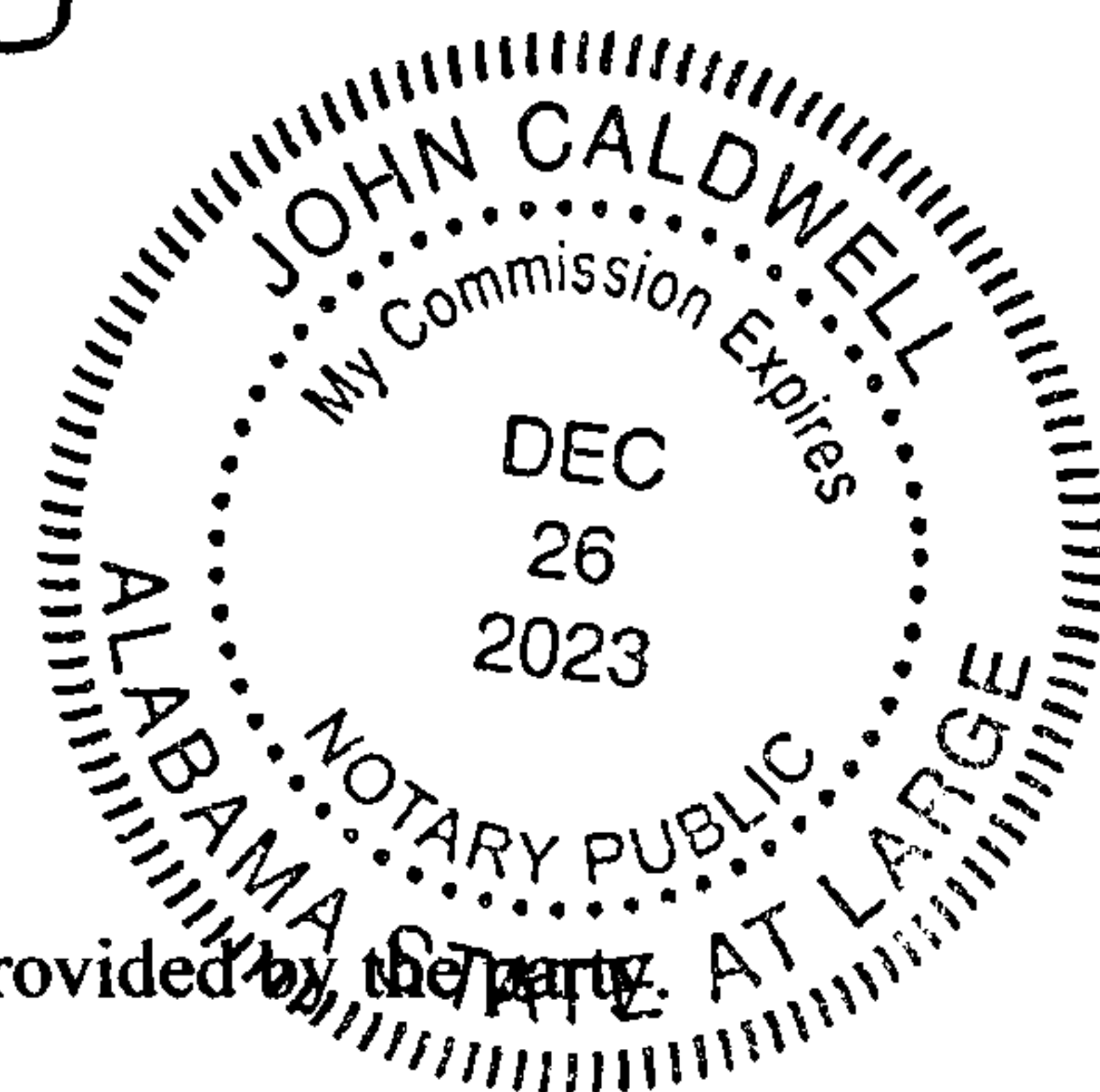
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sandra Teal Osborn F/K/A Sandra Jean Teal and James Keith Osborn, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16 day of May, 2020

John Caldwell
NOTARY PUBLIC

My commission expires: John Caldwell
My Commission Expires
12/26/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

