

Commitment Number: 28045406

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

Transfer tax of \$87.50 included (which is based on ½ of the full assessed value of property of \$174,300.00, that being \$87,150.00

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**23 2 10 1 004 050.000**

---

### **QUITCLAIM DEED**

**David Brent Dobbins, grantor, a married man**, whose mailing address is **157 Ashford Way, Alabaster, AL, 35007**, for \$0.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **David Brent Dobbins and April Brooke Casey Dobbins, husband and wife**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantee, whose tax mailing address is **157 Ashford Way, Alabaster, AL, 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Lot 50, according to the Survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17, Page 99 in the Probate Office of Shelby County, Alabama. Source of title: Deed Instrument No. 20170119000023510**

**Property Address is: 157 Ashford Way, Alabaster, AL, 35007**

Prior instrument reference: **20170119000023510**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, 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.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

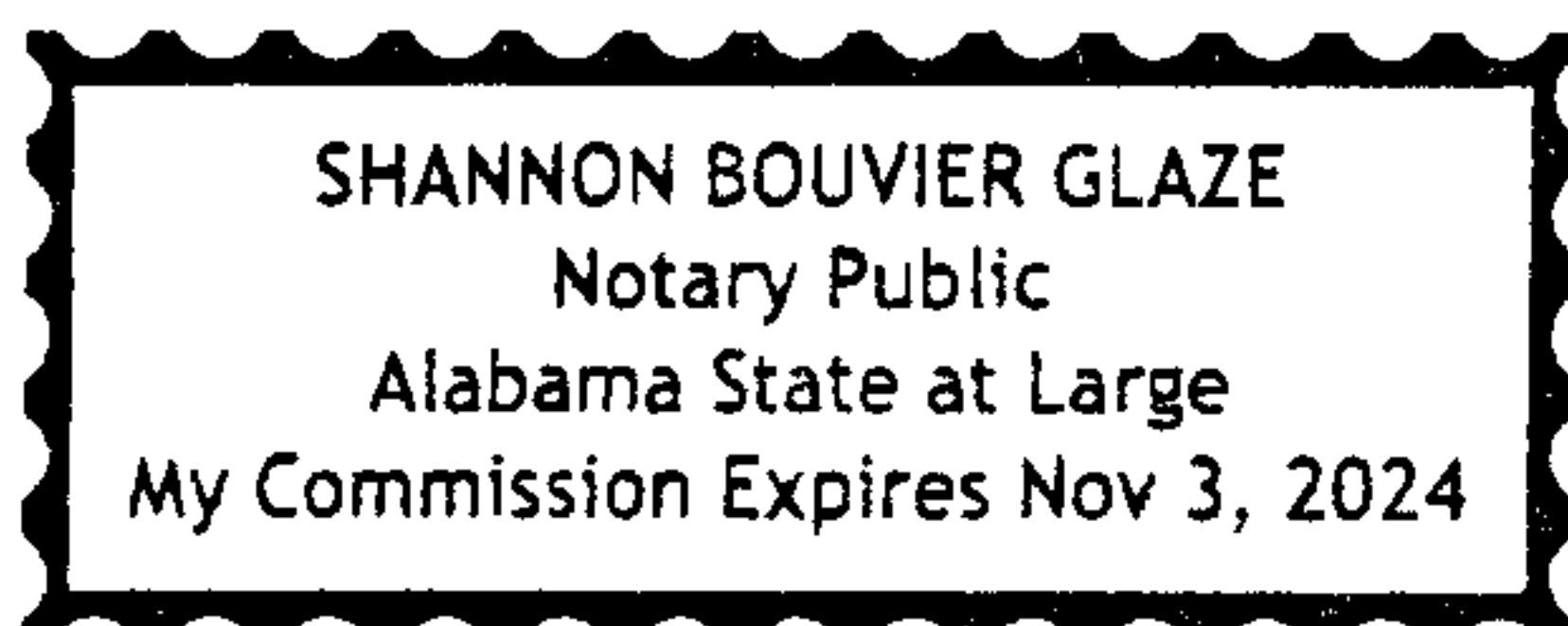
Executed by the undersigned on 17 February, 2021:

David Brent Dobbins  
David Brent Dobbins

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **David Brent Dobbins** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 17 day of February 2021



Shannon Bouvier Glaze  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/08/2021 01:33:46 PM  
\$112.50 CHERRY  
20210308000114370

Allie S. Bayl