

20210407000175710
04/07/2021 02:52:35 PM
DEEDS 1/2

Commitment Number: 27877276
Seller's Loan Number: 104043697

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350,
West Chester, Ohio 45069 (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 \$1.00 (min due exempt fee) due to marital status update only

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162041002066000

QUITCLAIM DEED

William Scott Richardson and Sharon Hall Richardson, husband and wife, whose mailing address is **1346 Willow Oaks Dr., Wilsonville, AL 35186**, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **William Scott Richardson and Sharon Hall Richardson, husband and wife**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **1346 Willow Oaks Dr., Wilsonville, AL 35186**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 326, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama. Source of Title deed Instrument no. 20160407000113520 Assessor's Parcel No: 162041002066000
Property Address is: 1346 Willow Oaks Dr., Wilsonville, AL 35186

Prior instrument reference: **20160407000113520**

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on March 10, 2021:

William Scott Richardson
William Scott Richardson

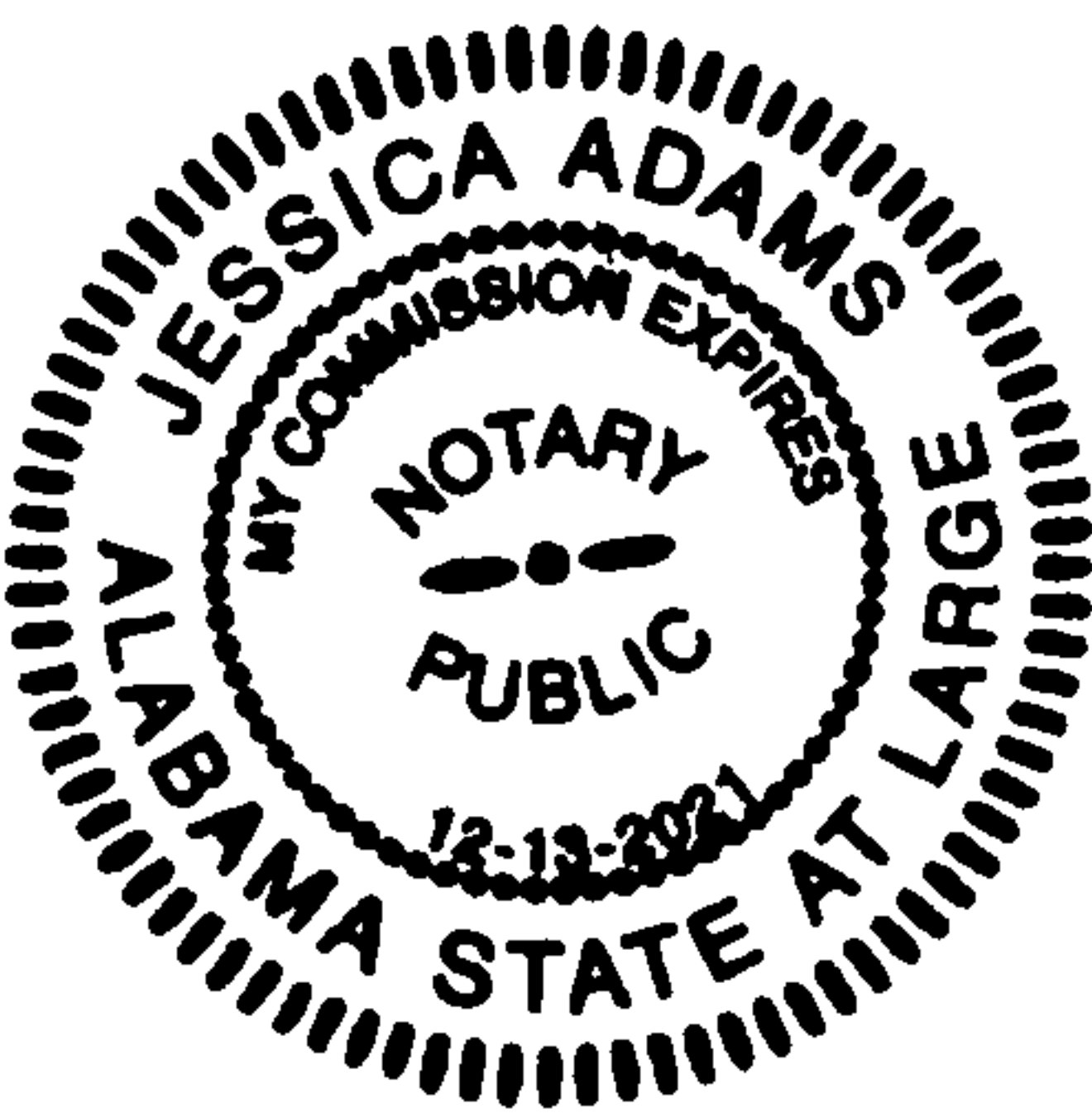
Sharon Hall Richardson
Sharon Hall Richardson

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **William Scott Richardson** and **Sharon Hall Richardson** 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 10 day of March, 2021

Jessica Adams
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2021 02:52:35 PM
\$26.00 JOANN
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Allen S. Bayl