



20210719000348980 1/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/19/2021 01:31:42 PM FILED/CERT

**STATE OF ALABAMA  
SHELBY COUNTY**

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one hundred fifty thousand and no/10 dollars (\$150,000.00) Lola Minor, a single person (Grantor) whose address is 1022 Highland Village Trail, Birmingham, Alabama 35242 does hereby remise, release, quit claim, sell, and convey to Harold Wayne Gann and Susan K. Gann (Grantees) whose address is 2035 Glen Eagle Lane, Birmingham, Alabama 35242, as joint tenants with right of survivorship, all of my right, title, interest and claim, possessed in and to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 22, according to the Survey of Country Club Village, as recorded in Map Book 16, Page 47 in the Probate Office of Shelby County, Alabama. aka 2035 Glen Eagle Lane, Birmingham, Alabama 35242

Subject to:

Ad valorem taxes due October 1, 2021.

Matters of record in the Probate Court of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a purchase money mortgage.

Harold Wayne Gann is one and the same person as Wayne Gann.

Susan K. Gann is one and the same person as Susan Gann.

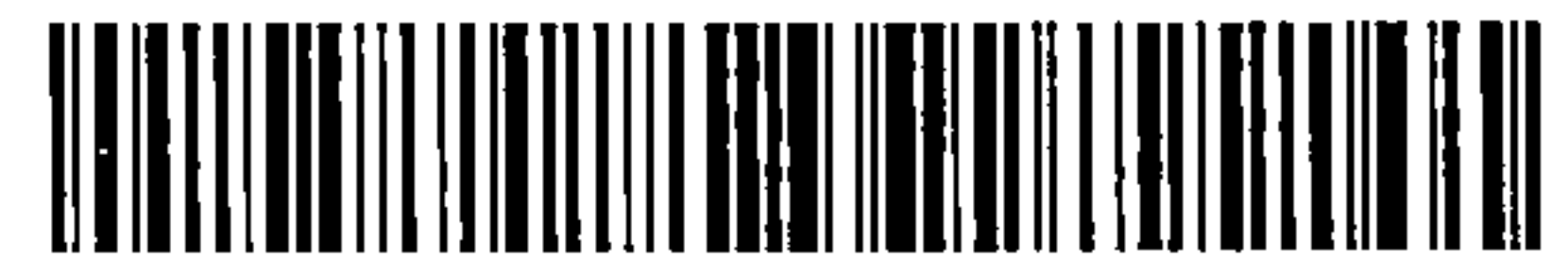
The purpose of this conveyance is to relinquish the interest obtained under that certain Mortgage Foreclosure Deed recorded in Inst # 20200811000344360 recorded on August 8, 2020.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

**IN WITNESS WHEREOF**, the said **Grantor** has caused this conveyance to be executed this the 12<sup>th</sup> day of July, 2021.

LOLA MINOR

SEAL



20210719000348980 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/19/2021 01:31:42 PM FILED/CERT

State of Alabama  
Shelby County

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

Given under my hand and official seal of office this 12<sup>th</sup> day of July, 2021.



Scott Harwell

Notary Public

Commission Expires: 2-12-24

This Instrument was prepared by:  
Gene W. Gray, Jr.  
2100 SouthBridge Parkway  
Suite 338  
Birmingham, Alabama 35209

Send tax notice to:  
Harold Wayne Gann  
Susan K. Gann  
2035 Glen Eagle Lane  
Birmingham, Alabama 35242  
10-1-02-0-007-027.000