

20210813000395810
08/13/2021 03:28:38 PM
QCDEED 1/3

After Recording Return:)
Stewart)
500 N. Broadway, Suite 900)
St. Louis, MO 63102)
)
Mail Tax Statements To:)
Laura S. Abell)
243 Waterford Cove Trail)
Calera, AL 35040)
)
)

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 228341008007000
File #: PMCREF21355110

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, LAURA S. ABELL, an unmarried person, surviving joint tenant of WILLIAM WARREN ABELL, III, who died on February 4, 2021, whose address is 243 Waterford Cove Trail, Calera, AL 35040, (hereinafter called Grantors), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to LAURA S. ABELL, a single person, whose address is 243 Waterford Cove Trail, Calera, AL 35040, and ANTHONY W. ABELL, a married person, whose address is 3527 Jeanne Lane, Hueytown, AL 35023, as joint tenants with rights of survivorship, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel ID: 228341008007000
Commonly known as: 243 Waterford Cove Trail, Calera, AL 35040

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 24th day of July, 2021

WITNESSES:

Witness

Laura S. Abell
LAURA S. ABELL

Print Name

Witness

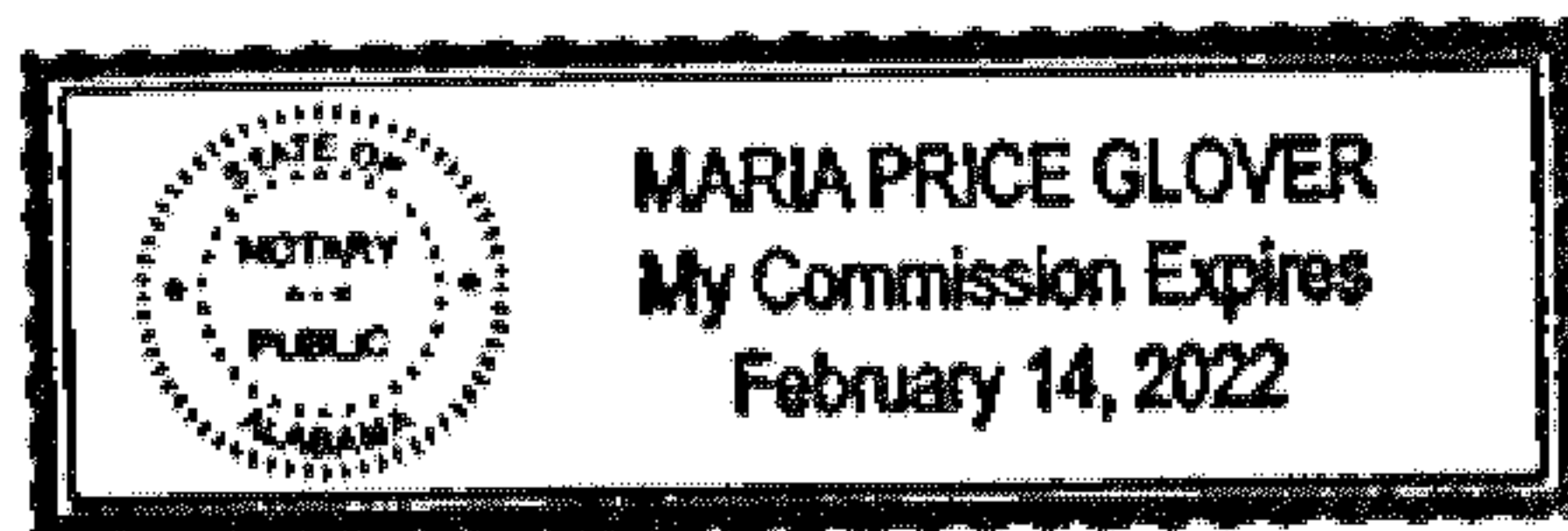
Witness

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAURA S. ABELL, 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 the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 24th day of JULY, 2021



Maria Price Glover
NOTARY PUBLIC
Print Name MARIA PRICE GLOVER
My Commission Expires: 02/14/2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 601, according to the map and survey of Waterford Cove, Sector 2, as recorded in Map Book 38, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to William Warren Abell, III and Laura S Abell, as joint tenants with right of survivorship by Warranty Deed from Adams Homes LLC, dated March 28, 2019, recorded on April 1, 2019 as Instrument 20190401000103140.

Parcel Number: 228341008007000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2021 03:28:38 PM
\$29.00 BRITTANI
20210813000395810

Allen S. Bayl