



20060427000198860 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/27/2006 03:45:02PM FILED/CERT

Shelby County, AL 04/27/2006
State of Alabama

Deed Tax: \$10.00

This document prepared by ~~(and after recording)~~)
~~Return to:~~)

Name: H.D. Judd and Irene B. Judd)
Firm/Company:)
Address: 1527 Timber Drive)
Address 2:)
City, State, Zip: Helena, AL 35080)
Phone:)

2-10-06 4174

Recording Requested by &)
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QUITCLAIM DEED

2

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN THOUSAND DOLLARS (\$10,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Irene B. Judd formerly known as Irene B. Sanford, surviving spouse of Robert W. Sanford, Sr., deceased, and joined by her spouse H.D. Judd**, hereinafter referred to as "Grantors", does hereby remise, release, quitclaim, grant and convey unto **H.D. Judd and Irene B. Judd, husband and wife as joint tenants with rights of survivorship**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **Shelby**, State of Alabama, to-wit:

LOT 67, ACCORDING TO SURVEY OF TIMBER PARK, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor. SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The property herein conveyed is not a part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, -3 (1975) as amended, or is part of the homestead of Grantor; and if Grantor is married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors 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, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor hand(s) this the 11 day of April, 2006

Irene B. Judd F/K/A Irene B. Sanford
Grantor
Irene B. Judd
F/K/A Irene B. Sanford

H. D. Judd
Grantor
H.D. Judd

STATE OF ALABAMA

Shelby COUNTY

I, a Notary Public, hereby certify that Irene B Judd F/K/A Irene B. Sanford
H. D. Judd whose name is signed to the
foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day
the same bears date.

Given under my hand this the 11 day of April, 2006

Bona Brown
Notary Public

Print Name BONA BROWN

My commission expires:

05/04/10

