20060605000264470 1/3 $27.00
Shelby Cnty Judge of Probate,AL
06/05/2006 03:55:29PM FILED/CERT

This document prepared by (~~and after recording return to):~~
Name: Karen C Braddock
Firm/Company:
Address: 673 Old Cahaba Drive
Address 2:
City, State, Zip: Helena AL 35080
Phone:

3178696 6-1

Shelby County, AL 06/05/2006
State of Alabama

Deed Tax:$10.00

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

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QUITCLAIM DEED (3)

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, **Thomas E Braddock and Karen C Braddock, unmarried who acquired title as husband and wife,** hereinafter referred to as "Grantors", do hereby remise, release, quitclaim, grant and convey unto **Karen C Braddock, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **Shelby,** State of Alabama, to-wit:

LOT 207, ACCORDING TO THE SURVEY OF OLD CAHABA, WILLOW RUN SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 10, AMENDED IN MAP BOOK 25, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

The property herein conveyed ☐ is not a part of the homestead of Grantors 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 Grantors and the conveyance is joined by both Husband and Wife.

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WITNESS Grantor(s) hand(s) this the 18 day of May, 2006

Thomas E Braddock
Grantor
Thomas E Braddock

Karen C Braddock
Grantor
Karen C Braddock

STATE OF ALABAMA
Shelby COUNTY

I, a Notary Public, hereby certify that Thomas E Braddock and Karen C. Braddock whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18 day of May, 2006

Bona Brown
Notary Public

Print Name Bona Brown

My commission expires:
05/06/10

Grantor(s) Name, Address, phone:
Thomas E Braddock and Karen C Braddock
673 Old Cahaba Drive
Helena AL 35080

Grantee(s) Name, Address, phone:
Karen C Braddock
673 Old Cahaba Drive
Helena AL 35080

SEND TAX STATEMENTS TO GRANTEE

U31786966-010P03
QUIT CLAIM DEED
LOAN# 136068775
US Recordings

20060605000264470 3/3 $27.00
Shelby Cnty Judge of Probate,AL
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