

20090107000004670 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/07/2009 01:08:09PM FILED/CERT

After Recording Return to:

TSS, LLC
P.O. BOX 10550
McLEAN, VA 22102-8550
1-800-480-7161

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

Mail Tax Statements to:

Connie H. Bivins
194 Jasmine Drive
Alabaster, AL 35007
2034300

Tax ID: 23 5 15 0 004 019.00

QUITCLAIM DEED

(the purpose of this deed is to update marital status to title)

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS, I, CONNIE H. BIVINS, a now married woman who acquired title as single, residing at 194 Jasmine Drive, Alabaster, AL 35007, (hereinafter called GRANTOR) that for and in consideration of the sum of TEN DOLLARS 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 CONNIE H. BIVINS, a married woman, residing at 194 Jasmine Drive, Alabaster, AL 35007, (hereinafter called GRANTEE) all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF THE MEADOWS, PLAT 2, AS RECORDED IN MAP BOOK 20, PAGE 17 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CONNIE H. BIVINS, A SINGLE INDIVIDUAL BY DEED FROM DENMAN BUILDERS, INC., A CORPORATION RECORDED 05/29/1996 IN DEED BOOK 1996 PAGE 17215, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 194 Jasmine Drive, Alabaster, AL 35007

The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 22 day of December, 2008.

GRANTOR:

Connie H. Bivins

CONNIE H. BIVINS

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONNIE H. BIVINS, Grantor, 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 she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 22nd day of December, 2008.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 19, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

John Richard Scoberry
NOTARY PUBLIC

My Commission Expires:

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument.**

Prepared under the supervision of:

Angelina M. Whittington, Esq.

FL, AL, & MO Barred

By: Laws Specialty Group, Inc.

235 W. Brandon Blvd, #191 Brandon, FL 33511 866-755-6300