



20090626000247300 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/26/2009 11:38:29 AM FILED/CERT

After Recording Return to:

RETURN TO:

TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973

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

1-2

Mail Tax Statements to:

Elizabeth A. Wheelles
M. Todd Wheelles
2056 Cahaba Crest Drive
Birmingham, AL 35242

Tax ID: 10-2-04-0-002-026.000

D- 565428-3⁴

QUITCLAIM DEED

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

STATE OF ALABAMA

COUNTY SHELBY

Fair market value, \$ 341,990.00

KNOW ALL MEN BY THESE PRESENTS, WE, ELIZABETH A. WHEELLES formerly known as Elizabeth A. Fillon and M. TODD WHEELLES, a now married couple who acquired title prior to marriage, residing at 2056 Chaba Crest Drive, Birmingham, Alabama 35242, (hereinafter called **GRANTORS**) that for and in consideration of the sum of Five Hundred and 00/100 DOLLARS (\$500.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to ELIZABETH A. WHEELLES and M. TODD WHEELLES, wife and husband, as joint tenants with right of survivorship, residing at 2056 Chaba Crest Drive, Birmingham, Alabama 35242, (hereinafter called **GRANTEES**) all our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 26, 2ND SECTOR, ACCORDING TO THE SURVEY OF ALTADENA WOODS, 2ND AND 5TH SECTORS, AS RECORDED IN MAP BOOK 10, PAGE 54 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 ELIZABETH A. FILLON AND M. TODD WHEELLES, FOR THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM BY DEED FROM FRANK O. STEVENS AND SUSAN G. STEVENS, HUSBAND AND WIFE DATED 05/13/2005, RECORDED 05/17/2005 IN INSTRUMENT NO. 20050517000237590, SHELBY COUNTY, ALABAMA.

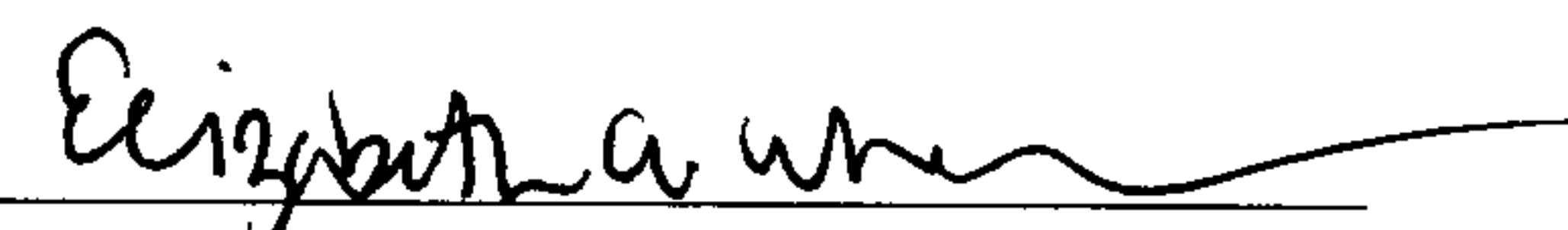
PROPERTY ADDRESS: 2056 Chaba Crest Drive, Birmingham, Alabama 35242

The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand this 13th day of JUNE, 2009.

GRANTOR:

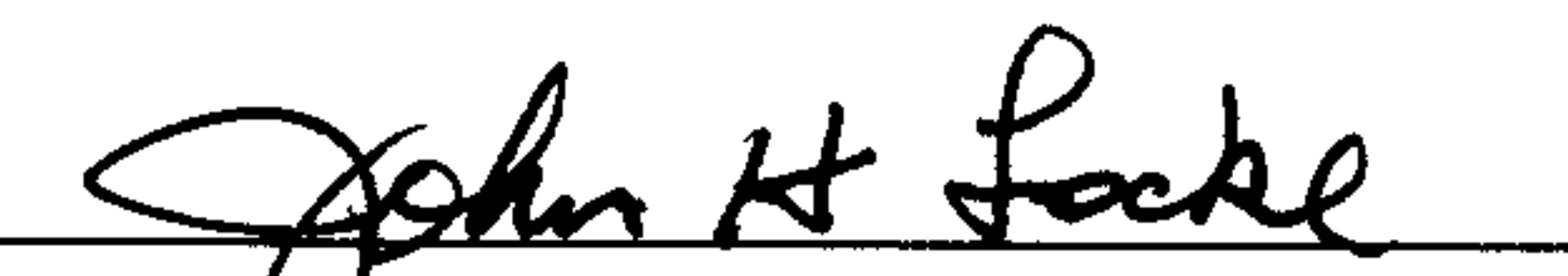

ELIZABETH A. WHEELLES
formerly known as Elizabeth A. Fillon

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH A. WHEELLES formerly known as Elizabeth A. Fillon, 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 13th day of JUNE, 2009.


NOTARY PUBLIC

My Commission Expires 3/27/2012

My Commission Expires:

This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.

Given under my hand this 13th day of JUNE, 2009.

GRANTOR:

M. Todd Wheelles
M. TODD WHEELLES

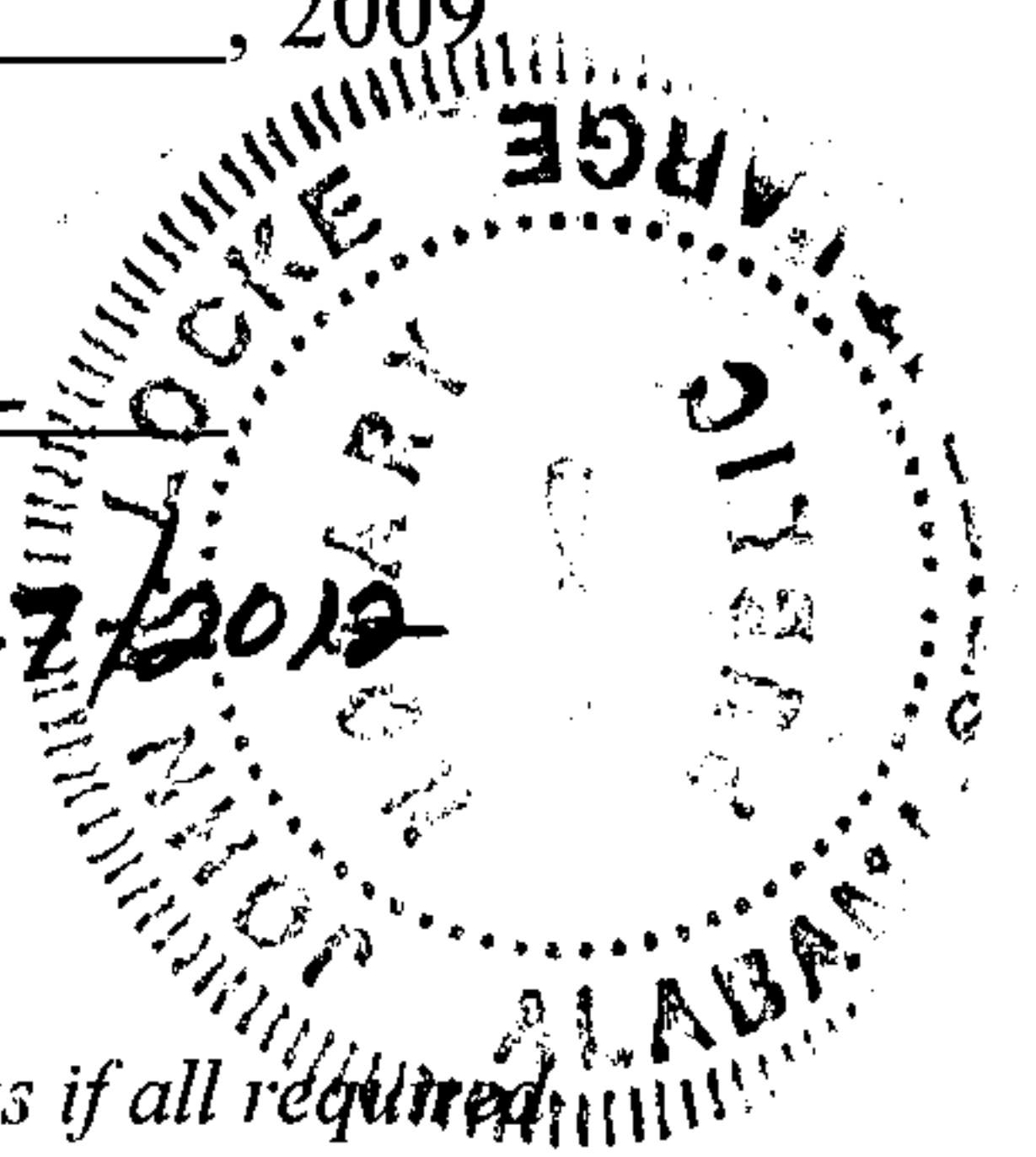
STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. TODD WHEELLES, 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 he executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 13th day of JUNE, 2009

John H. Locke
NOTARY PUBLIC
My Commission Expires: 3/27/2012



This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party 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. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Prepared under the supervision of:
Angelina M. Whittington, Esq.
FL, AL, & MO Barred
Thorn, Whittington, LLP
By: Laws Specialty Group, Inc.
235 W. Brandon Blvd, #191
Brandon, FL 33511 866-755-6300