

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



20131017000413590 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
10/17/2013 02:18:19 PM FILED/CERT

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**STATE OF ALABAMA
SHELBY COUNTY**

Mail Tax Statements To:

Melissa Susan Burton Harkins & Leland I. Harkins
317 Calloway Ter
Pelham, AL 35124

Fair Market Value: \$107,794.00 1/2 = 53,897.00

Tax ID: 13-6-13-2-008-005-000

File #: 7931294n

Ref #: 000625222583

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, MELISSA SUSAN BURTON HARKINS, f/k/a MELISSA SUSAN BURTON, a married woman, herein joined by her spouse, LELAND I. HARKINS, whose address is 317 Calloway Ter, Pelham, AL 35124 (hereinafter called Grantors), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to MELISSA SUSAN BURTON HARKINS and LELAND I. HARKINS, whose address is 317 Calloway Ter, Pelham, AL 35124, (hereinafter called Grantees) all the right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

REAL PROPERTY IN THE CITY OF PELHAM, COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

LOT 37, ACCORDING TO THE SURVEY OF CALLAWAY COVE TOWNHOMES PLAT NO. 2, AS RECORDED IN MAP BOOK 37, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MELISSA SUSAN BURTON, A SINGLE INDIVIDUAL FROM R. WILKINS CONSTRUCTION, INC., A CORPORATION, BY DEED DATED SEPTEMBER 28, 2007 AND RECORDED OCTOBER 02, 2007 AS INSTRUMENT NO. 20071002000461030 OF OFFICIAL RECORDS.

APN #: 13-6-13-2-008-005-000

Commonly known as: 317 Calloway Ter, Pelham, AL 35124



BURTON HARKINS

47353994

AL

**FIRST AMERICAN ELS
QUIT CLAIM DEED**



Shelby County, AL 10/17/2013
State of Alabama
Deed Tax: \$54.00

Being all of that certain property conveyed to GRANTORS, by deed recorded 10/02/2007, in Document No. 200710020000461030, of Official Records.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand this 13 day of September, 2013

WITNESSES:

Witness

Print Name

Witness

Witness

STATE OF ALABAMA

}

COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELISSA SUSAN BURTON HARKINS, f/k/a MELISSA SUSAN BURTON and LELAND I. HARKINS, whose names are signed to the foregoing conveyance, and who are 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 13th day of SEPTEMBER, 2013

Allen Lowe
NOTARY PUBLIC

My Commission Expires: 16 JAN 14

Allen Lowe

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger

c/o Angelina Whittington, Esquire

3849 Lithia Pinecrest Rd.

Valrico, FL 33546

