

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
John A. Browne
437 Weatherly Club Drive
Pelham, AL 35124

This instrument was prepared by:
Lindsey J. Allison
Allison, May & Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238



20150209000041750 1/2 \$154.00
Shelby Cnty Judge of Probate, AL
02/09/2015 12:51:29 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **John A. Browne and Jessica Browne, formerly husband and wife**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John A. Browne an unmarried man** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 2710, according to the Survey of Weatherly Highlands Club Drive Sector 27, as recorded in Map Book 27, Page 98, in the Probate Office of Shelby County, Alabama.


Subject to:

- 1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
- 2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.**

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled Jessica S. Browne v. John A. Browne, Case Number DR 2011-900269.

Note: Jessica Browne and Jessica S. Browne are one in the same person.
John A. Browne and Jessica Browne are both unmarried persons.
TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 23
day of MAY, 2013.


John A. Browne

Shelby County, AL 02/09/2015
State of Alabama
Deed Tax: \$137.00

20150209000041750 2/2 \$154.00
Shelby Cnty Judge of Probate, AL
02/09/2015 12:51:29 PM FILED/CERT

Jessica S. Browne
Jessica Browne

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John A. Browne, 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 date the same bears date.

Given under my hand and official seal this the 24 day of April, 2013.

Samuel Hancock
Notary Public
My Commission Expires: 2/24/14

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jessica Browne, 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 date the same bears date.

Given under my hand and official seal this the 23rd day of May, 2013.

[Signature]
Notary Public
My Commission Expires: 7/20/16

Property Address &
Grantor's address:
437 Weatherly Club Drive
Pelham, AL 35124

The purpose of this instrument is for Jessica Browne to convey her 1/2 interest in the subject property; the tax assessed value is \$273,800, therefore the consideration (for recording purposes) is \$136,900.

ALL OF THIS CONSIDERATION HAS BEEN PAID FROM THE PROCEEDS OF A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.