
20160203000035570 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/03/2016 12:02:48 PM FILED/CERT

AFTER RECORDING RETURN TO:
~~MARTIN A. EDWARDS-CLARK
CARLA R. EDWARDS-CLARK
210 CHESSER LOOP ROAD
CHELSEA, AL 35043
File No. 15078605~~

MAIL TAX STATEMENTS TO:
MARTIN A. EDWARDS-CLARK
CARLA R. EDWARDS-CLARK
210 CHESSER LOOP ROAD
CHELSEA, AL 35043

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

Rec 18
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

80201133

Tax ID No.: 09-8-27-0-006-033.000

FMV = \$194,100.00

QUIT CLAIM DEED

THIS DEED made and entered into on this *16TH* day of *JAN*, 20*16*, by and between **MARTIN A. EDWARDS-CLARK**, a mailing address of 210 CHESSER LOOP ROAD, CHELSEA, AL 35043, hereinafter referred to as Grantor(s) and **MARTIN A. EDWARDS-CLARK AND CARLA R. EDWARDS-CLARK, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 210 CHESSER LOOP ROAD, CHELSEA, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 210 CHESSER LOOP ROAD, CHELSEA, AL 35043

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: DOCUMENT NO. 20140415000109520, Recorded: 04/15/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

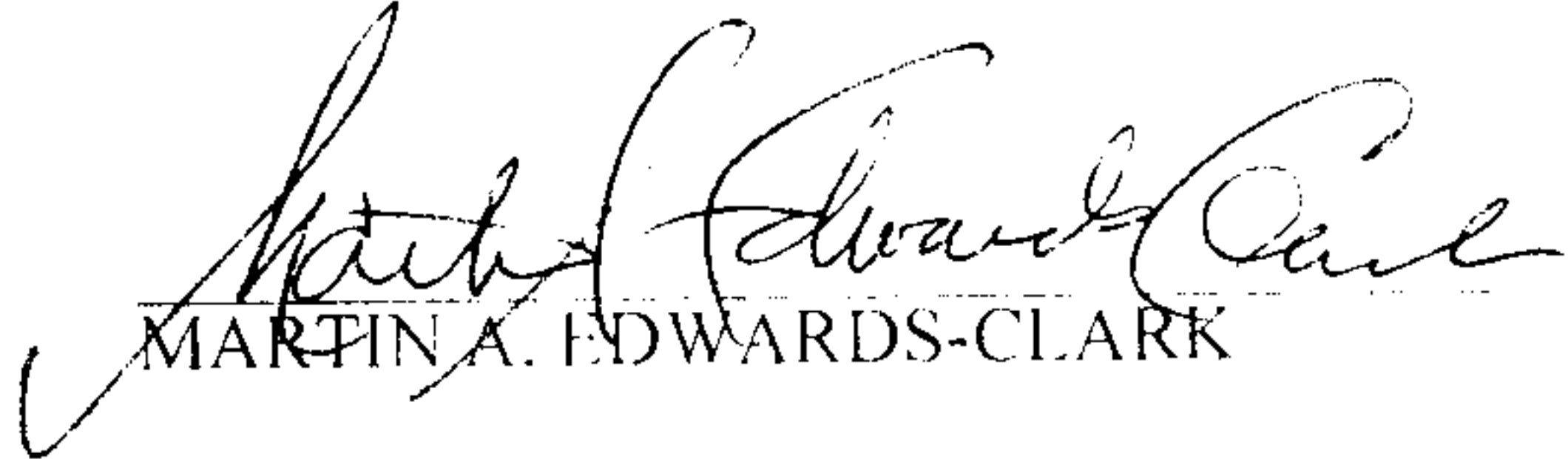
And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

All of the above consideration was paid for by the Mortgage signed simultaneously.

Shelby County, AL 02/03/2016
State of Alabama
Deed Tax: \$9.00

Tax ID No.: 09-8-27-0-006-033.000


IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


MARTIN A. EDWARDS-CLARK


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that MARTIN A. EDWARDS-CLARK, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16TH day of JAN, 2016


NOTARY PUBLIC Horace D. Peters Jr.
My commission expires: 08/03/2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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.


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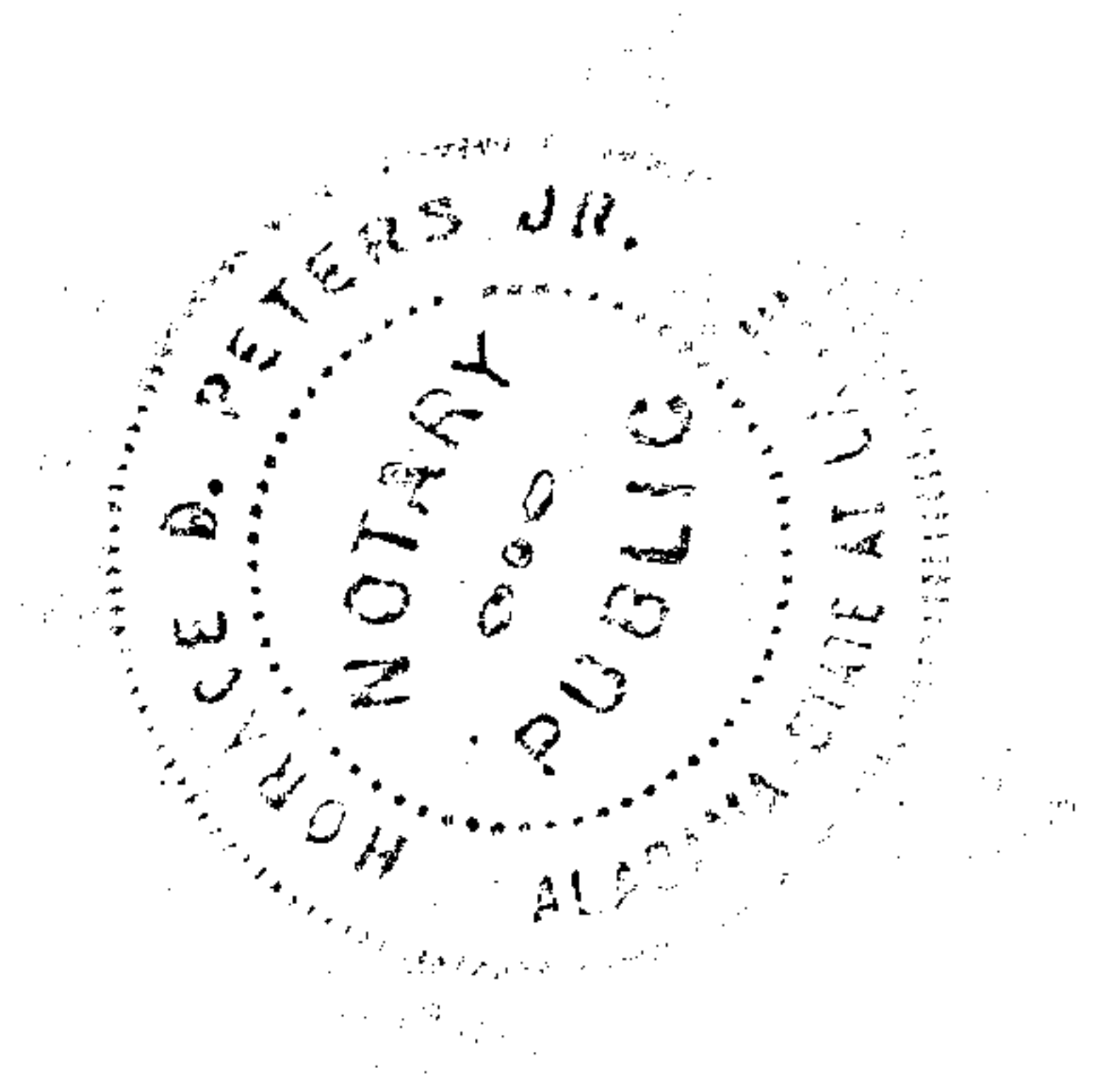


EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:


LOT 127, ACCORDING TO THE AMENDED MAP OF COTTAGES AT CHESSER PHASE II, RECORDED IN MAP BOOK 38, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREA AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTAGES AT CHESSER AS RECORDED IN INSTRUMENT NUMBER 20040511000248910, AND FIRST AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT NUMBER 20091008000381600, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION").

TAX ID NO: 09-8-27-0-006-033.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: D.R. HORTON, INC., BIRMINGHAM
GRANTEE: MARTIN A. EDWARDS-CLARK
DATED: 04/10/2014
RECORDED: 04/15/2014
DOC#/BOOK-PAGE: 20140415000109520

PROPERTY COMMONLY KNOWN AS: 210 CHESSER LOOP ROAD, CHELSEA. AL 35043


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