

20161005000367160  
10/05/2016 03:54:42 PM  
DEEDS 1/2

AFTER RECORDING RETURN TO:  
BAY NATIONAL TITLE CO.  
13577 FEATHER SOUND DRIVE, STE. 250  
CLEARWATER, FL 33762  
File No. CCM-42268

MAIL TAX STATEMENTS TO:  
**GLORIA A. FITTS**  
**DAVID A. FITTS**  
4737 SANDPIPER LANE  
HOOVER, AL 35244

This document prepared by:  
GEORGE VAUGHN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

Parcel ID No.: 10-4-17-0-001-011.010

Half market value is \$107,400

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QUIT CLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 5 day of August, 20 16, by and between **GLORIA G. FITTS, A MARRIED PERSON**, a mailing address of 4737 SANDPIPER LANE, HOOVER, AL 35244, hereinafter referred to as Grantor(s) and **GLORIA G. FITTS AND DAVID A. FITTS, WIFE AND HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 4737 SANDPIPER LANE, HOOVER, AL 35244, hereinafter referred to as Grantee(s).

Witnesseth, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Shelby County, Alabama, viz:

Being Lot Number 32 in Survey of Sandpiper Trail Subdivision, Sector 1, as shown in the recorded Plat/Map thereof in Map Book 12, Page 43 of Shelby County Records.

Subject to all easements and restrictions of record.

More commonly known as: 4737 Sandpiper Lane, Hoover, AL 35244

Being the same property conveyed to Gloria G. Fitts in a Warranty Deed from Stephan Nicholas Slay and Debra Slay, husband and wife recorded under Document No. 2001-01242, recorded on 01/11/2001 in Shelby County, Alabama.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

*Gloria G. FITTS*  
GLORIA G. FITTS

Signed, sealed and delivered in the presence of:

WITNESSES:

\_\_\_\_\_  
SIGNATURE  
PRINT NAME: \_\_\_\_\_

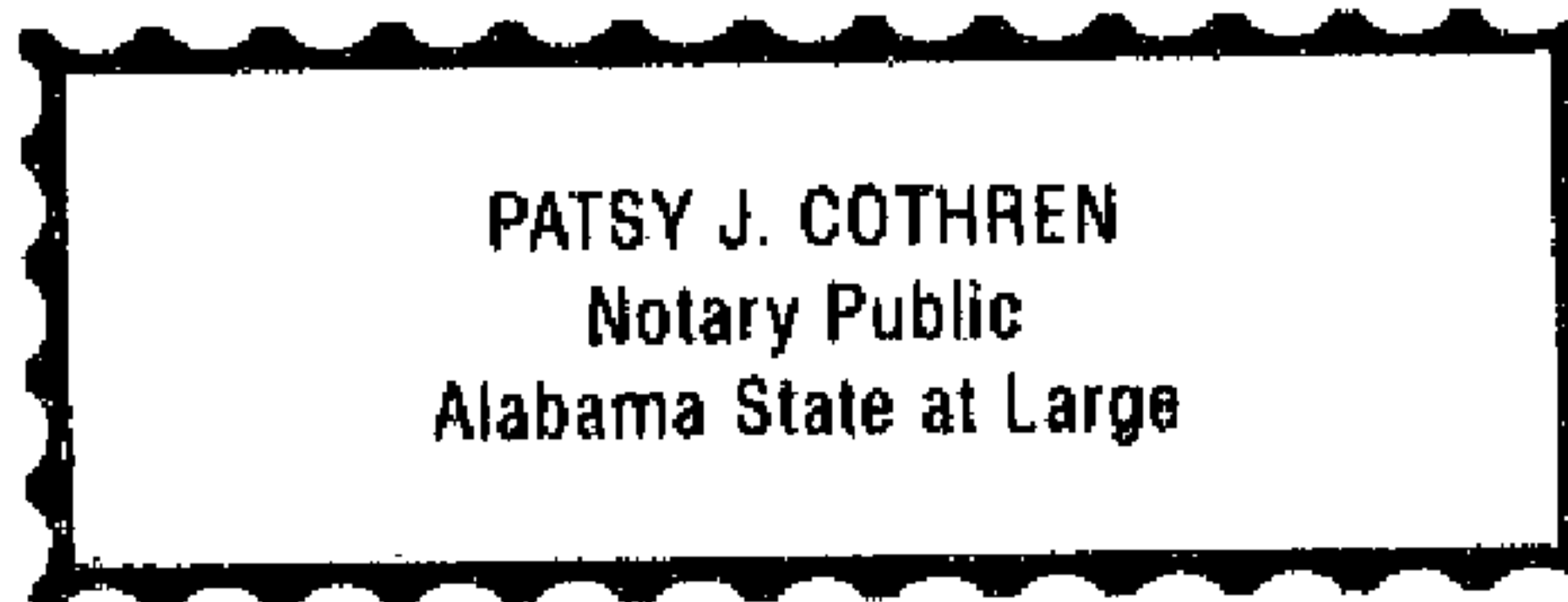
\_\_\_\_\_  
SIGNATURE  
PRINT NAME: \_\_\_\_\_

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that GLORIA G. FITTS, 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 5 day of August, 2016.

*Patsy J. Cothren*  
NOTARY PUBLIC  
My commission expires: 3-14-2020



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.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/05/2016 03:54:42 PM  
\$125.50 CHERRY  
20161005000367160

*J. Fuhrmeister*