

20161201000439460

Send tax notice to:

12/01/2016 02:23:30 PM

This instrument prepared by:

QCDEED 1/1

Charles D. Stewart, Jr.

Annie Laurie Sinclair

Attorney at Law

1043 Oak Meadows Road

4898 Valleydale Road, Suite A2

Birmingham, Alabama 35242

Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Annie Laurie Sinclair, a single individual, whose address is: 1043 Oak Meadows Road, Birmingham, Alabama 35242 (hereinafter referred to as the "Grantor") by Annie Laurie Sinclair, whose address is: 1043 Oak Meadows Road, Birmingham, Alabama 35242 (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of her rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Oak Meadows, 1st Sector, as recorded in Map Book 20, Page 71, in the Probate Office of Shelby County, Alabama.

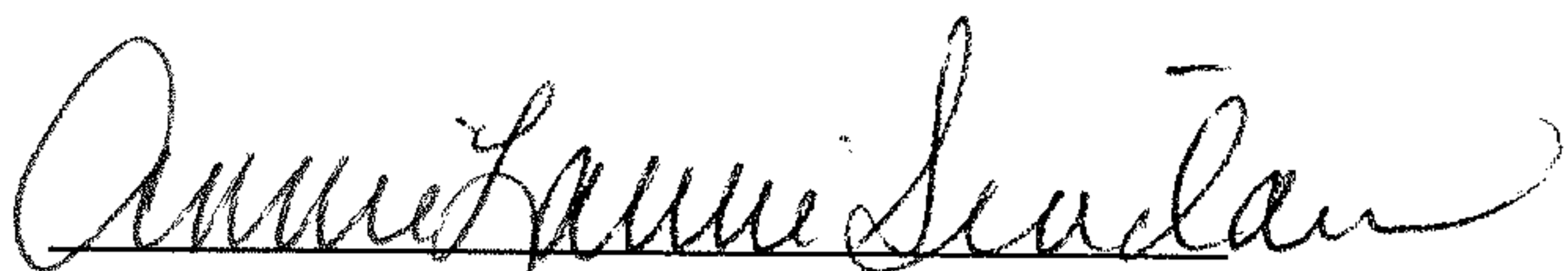
Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

Annie Laurie Sinclair is the surviving grantee of that certain deed as recorded in Instrument Number 20041124000647000, in the Probate Office of Shelby County, Alabama. The other grantee, Jason Sinclair having died on or about the 15th day of November, 2016.

The purpose of this quit claim deed is to remove Jason Sinclair from title to the property.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 1st day of December, 2016.


Annie Laurie Sinclair

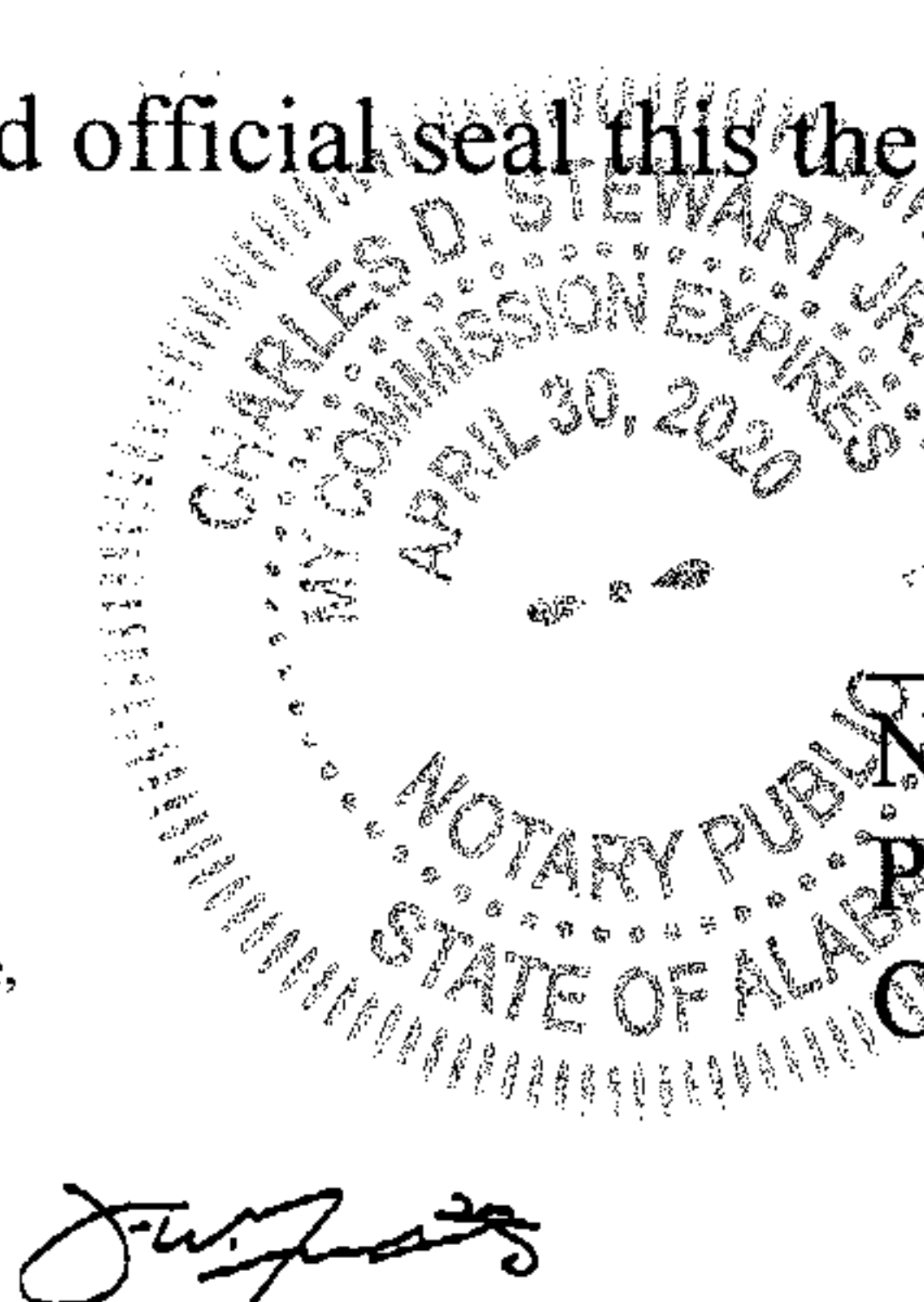
STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this the 1st day of December, 2016.



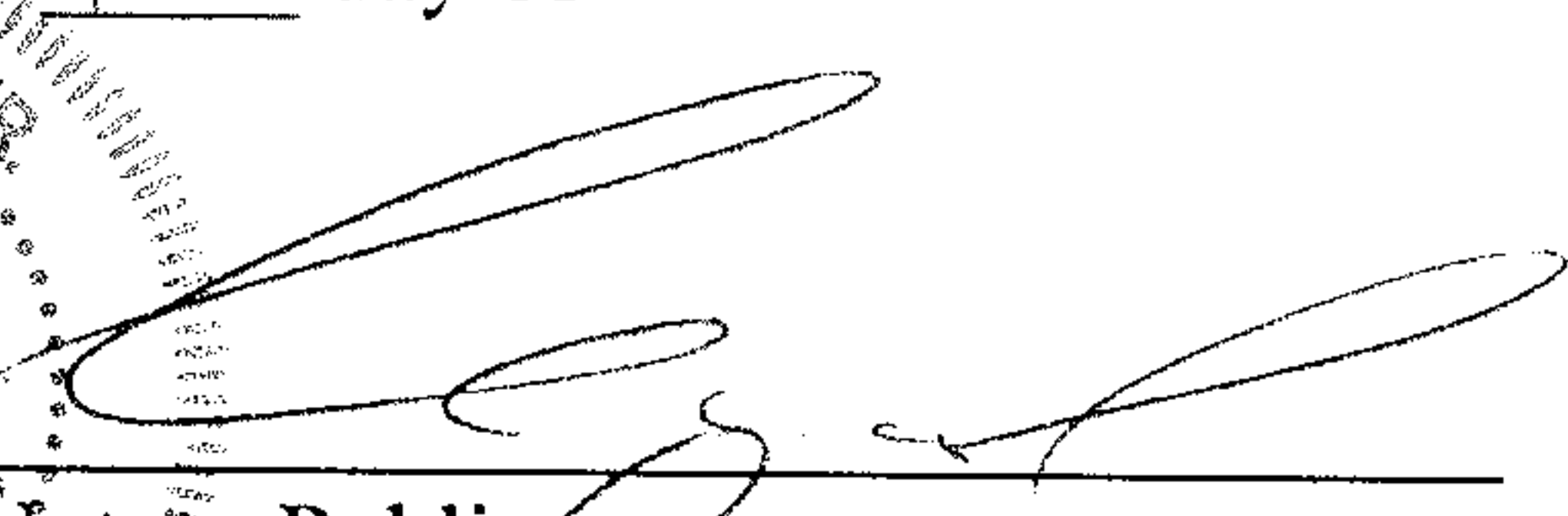
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 02:23:30 PM
\$16.00 CHERRY
20161201000439460



Notary Public

Print Name:

Commission Expires:


Charles D. Stewart, Jr.
4-30-20