

1.

This instrument was prepared by
but a closing not handled by:
Roy M. Johnson, III
P.O. Box 499
Hayden, Alabama 35079
(205) 647-9400

Send Tax Notice To:

Joyce Hester
2025 Grandview Trail
Warrior, AL 35180



20170327000101090 1/4 \$196.00
Shelby Cnty Judge of Probate, AL
03/27/2017 11:19:44 AM FILED/CERT

Fair Market Value: \$ 170,000.00

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00), and love and affection, in hand paid to the undersigned, we, **Rebecca Hester Yancey**, a married woman, **Vickie Turner**, a Single woman, **L.T. Hester, III**, a Married man and **Monica Webster**, a SINGLE woman, hereafter referred to as **GRANTORS**, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant, sell, and convey to **Joyce Hester**, hereafter referred to as **GRANTEE**, all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the Survey of Ridge Point Subdivision, as recorded in Map Book 11, Page 96, in the Probate Office of Shelby County, Alabama.

Title to this real estate is transferred subject to the following restrictions:

1. The property shall be used for single family dwellings, which shall not be a mobile home, modular home or house trailer.
2. The dwelling shall be constructed with a minimum of 1,500 sq. ft. of heated area and constructed according to FHA specifications.
3. No livestock of any description shall be permitted on the premises.

The address of the property conveyed is:

1791 Red Oak Place, Hoover, AL, 35244

The Tax ID Number is believed to be: _____


The property conveyed hereby constitutes no part of the homestead of any of the grantors or their spouses.

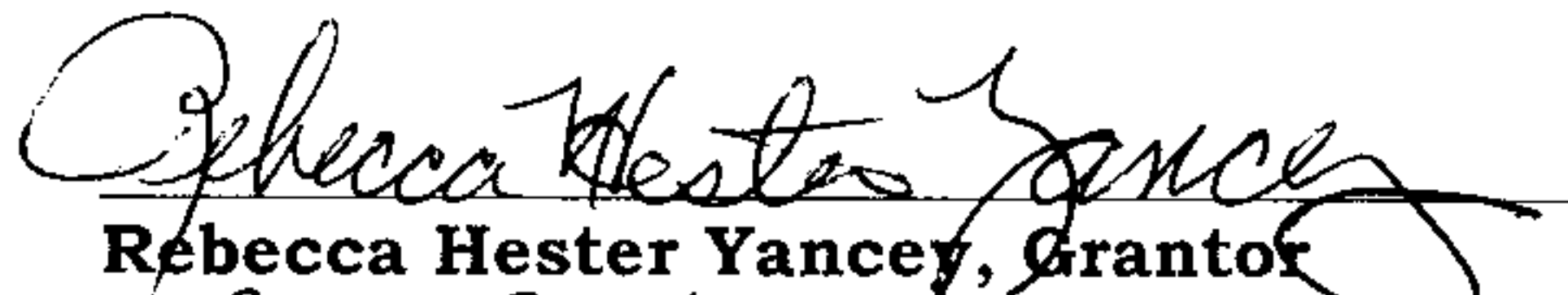
This deed is intended to convey and does convey that same parcel previously conveyed on that quitclaim deed filed in the Probate Office of Shelby County, Alabama, on July 1, 1991, at Book 350, Pages 965 and 966.

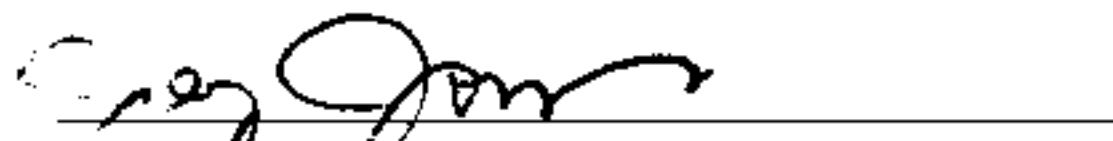
PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY. LEGAL DESCRIPTION FURNISHED BY GRANTOR/GRANTEES.

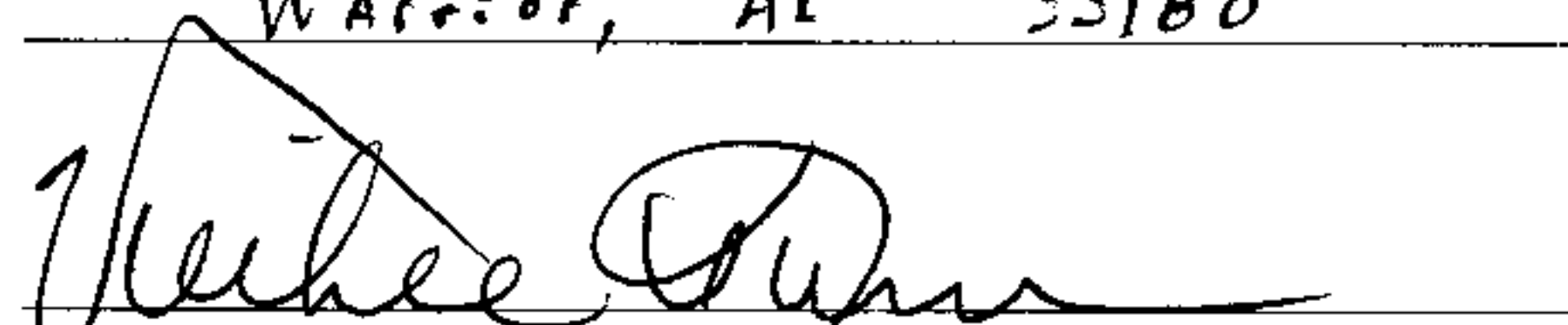
TO HAVE AND TO HOLD to said **GRANTEE**, forever.


Given under our hands and seals, this 17th day of Feb, 2017.

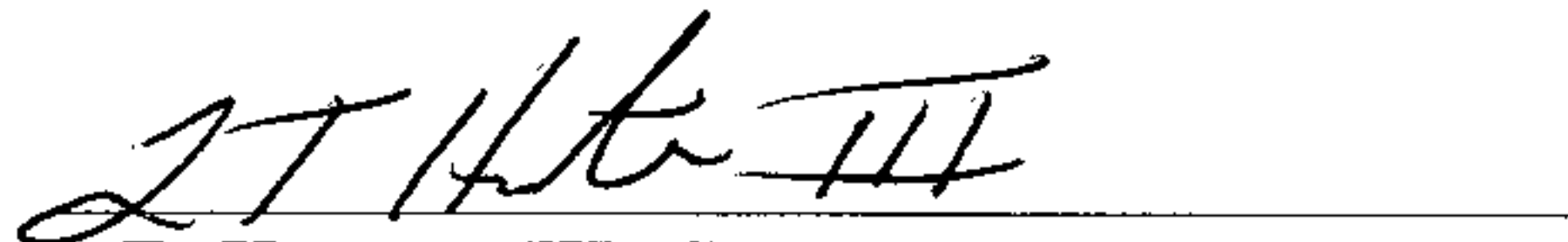

Witness


Rebecca Hester Yancey, Grantor
2025 Grandview Trail
Warrior, AL 35180



Witness


Vickie Turner, Grantor
233 Connie Dr.
Hendersonville, TN, 37075


Witness


L.T. Hester, III, Grantor
136 Cedar Cove Dr
Pelham, AL, 35124


Witness


Monica Webster, Grantor
2025 Grandview Trail
Warrior, AL, 35180

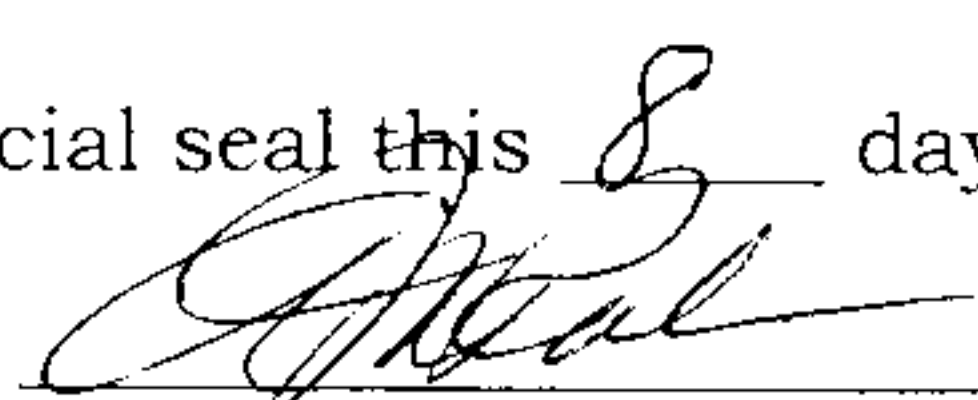


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**STATE OF ALABAMA
BLOUNT COUNTY**

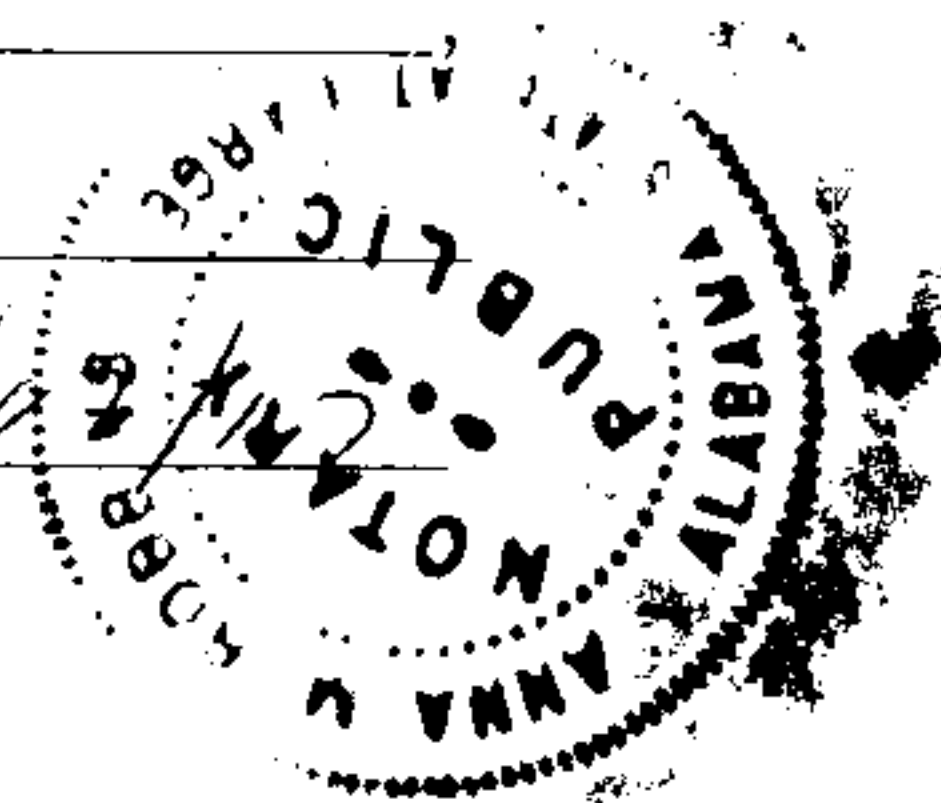
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Hester Yancey**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of Oct, 2017.



Notary Public

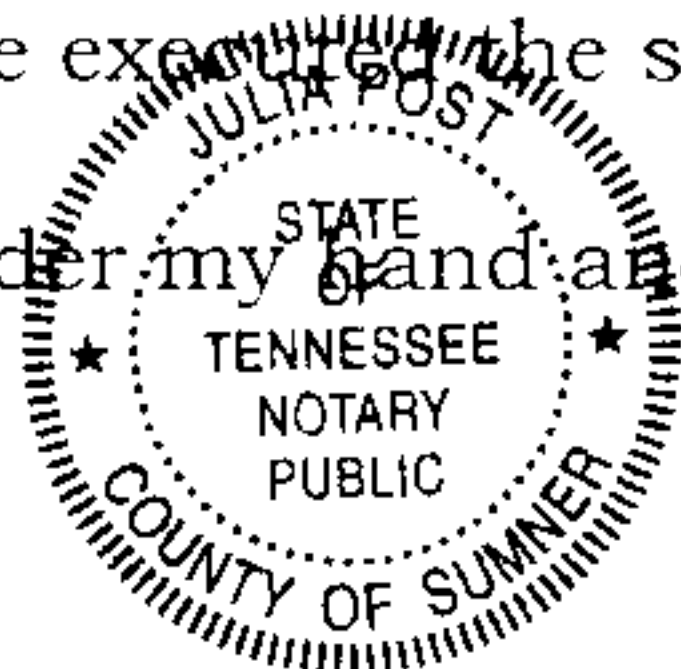
My commission expires 10/02/17



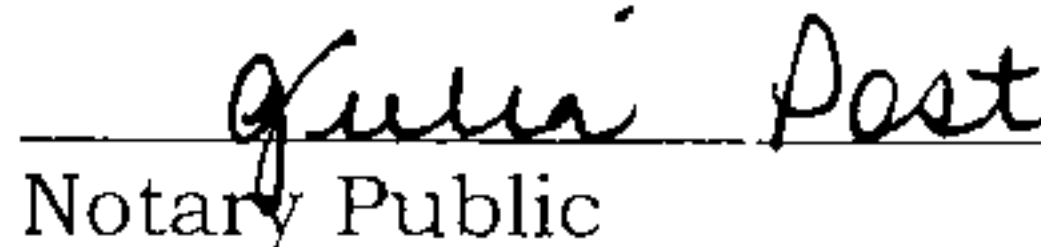
**STATE OF ALABAMA
BLOUNT COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vickie Turner, a Single woman, 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 10th day of January, 2017.



MY COMMISSION EXPIRES:
MARCH 24, 2020



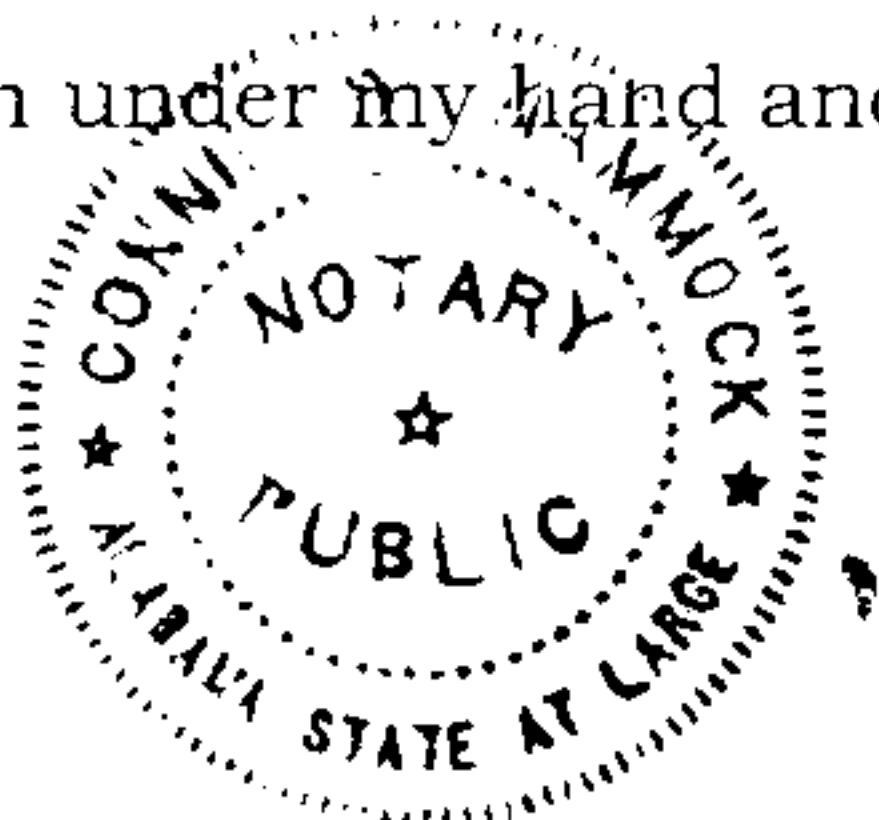
Notary Public

My commission expires March 24, 2020

**STATE OF ALABAMA
BLOUNT COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L.T. Hester, III, a _____ man, 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 day the same bears date.

Given under my hand and official seal this 17th day of February, 2017.





Notary Public

My commission expires 12/31/2017

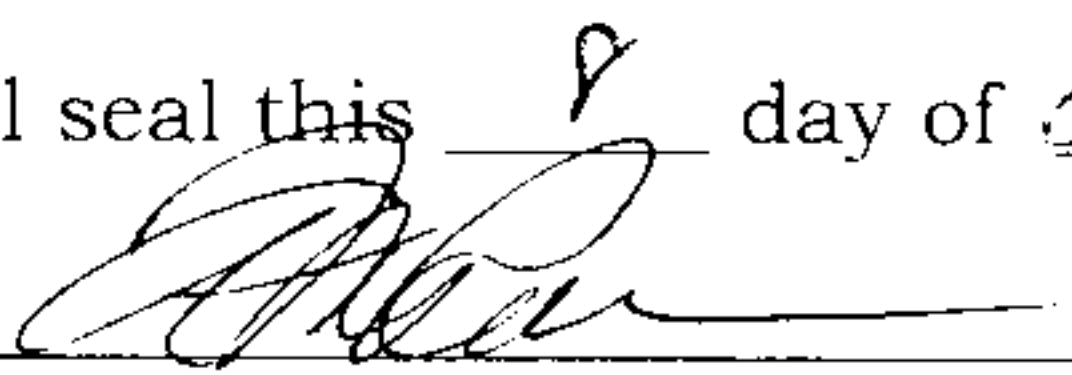


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STATE OF ALABAMA
BLOUNT COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Monica Webster**, a SINGLE woman, 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 8 day of Feb, 2017.



Notary Public

My commission expires 10/07/17



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