

Shelby County, AL 06/07/2017
State of Alabama
Deed Tax: \$94.50


20170607000200100 1/4 \$118.50
Shelby Cnty Judge of Probate, AL
06/07/2017 12:00 48 PM FILED/CERT

Quitclaim Deed

RECORDING REQUESTED BY Hunter Lewis Ivey
AND WHEN RECORDED MAIL TO:

Saundra L. Ivey, Grantee(s)
617 Meadow Ridge Drive
Bham, AL 35242

Consideration: \$ No Consideration Market value 94,300.
Property Transfer Tax: \$ 0

Assessor's Parcel No.: 101 010 991 097.000

PREPARED BY: Saundra L. Ivey certifies herein that he or she has prepared this Deed.

Saundra L. Ivey
Signature of Preparer

Date of Preparation

Saundra L. Ivey
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of

Shelby, State of Alabama

by Grantor(s), Hunter Lewis Ivey,
whose post office address is 617 Meadow Ridge Drive, Bham AL 35242
to Grantee(s), Saundra L. Ivey,
whose post office address is 617 Meadow Ridge Drive, Bham AL 35242

WITNESSETH, that the said Grantor(s), _____,

for good consideration and for the sum of No Consideration

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Hunter Lewis Ivey
Signature of Grantor

Hunter Lewis Ivey
Print Name of Grantor

Amanda Kate Shepherd
Signature of First Witness to Grantor(s)

Amanda Kate Shepherd
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Sandra L. Ivey
Signature of Grantee

Sandra L. Ivey
Print Name of Grantee

Amanda Kate Shepherd
Signature of First Witness to Grantee(s)

Amanda Kate Shepherd
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)


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NOTARY ACKNOWLEDGMENT

State of Alabama

County of Shelby

On May 24 2017, before me, Bradley David Thomas, a notary public in and for said state, personally appeared, Saunders L Ivey and Hunter Lewis Ivey

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

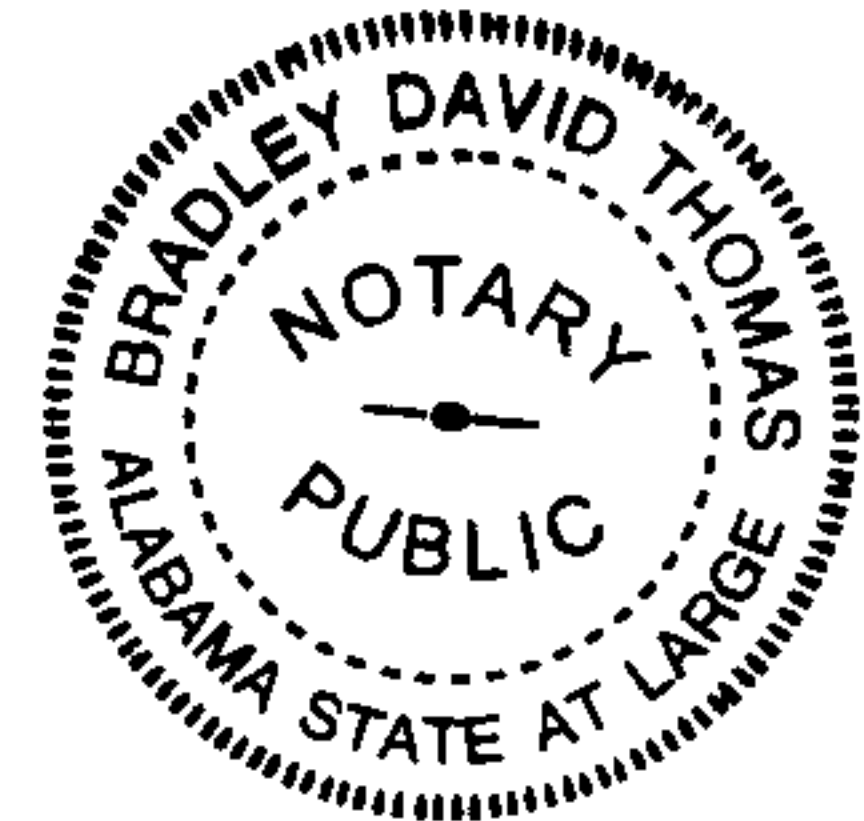
WITNESS my hand and official seal.

Bradley David Thomas
Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID Alabama Driver

(Seal)



20170607000200100 3/4 \$118.50
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FIDELITY NATIONAL TITLE INSURANCE COMPANY
HOMEOWNER'S POLICY OF TITLE INSURANCE
For a One-to-Four Family Residence

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: FNM2014050638AL1

Policy No.: 27420-92459267

The land referred to in this Policy is described as follows:

UNIT 1003, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

Tax Parcel Identification No.: 10 1 010 991 097.000


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p494