

Send tax notice to:

JAMES ERIC MCBRAYER
120 AUSTIN CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A2
Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

20170731000273870
07/31/2017 01:05:09 PM
QCDEED 1/2

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

Consideration: \$24,400.00

That in consideration of TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned ANGELA M. MCBRAYER, a single woman, whose address is: 553 Chelsea Station Circle, Chelsea, AL (hereinafter referred to as the "Grantor") by JAMES ERIC MCBRAYER whose address is: 120 Austin Circle, Birmingham, AL 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 right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

75043

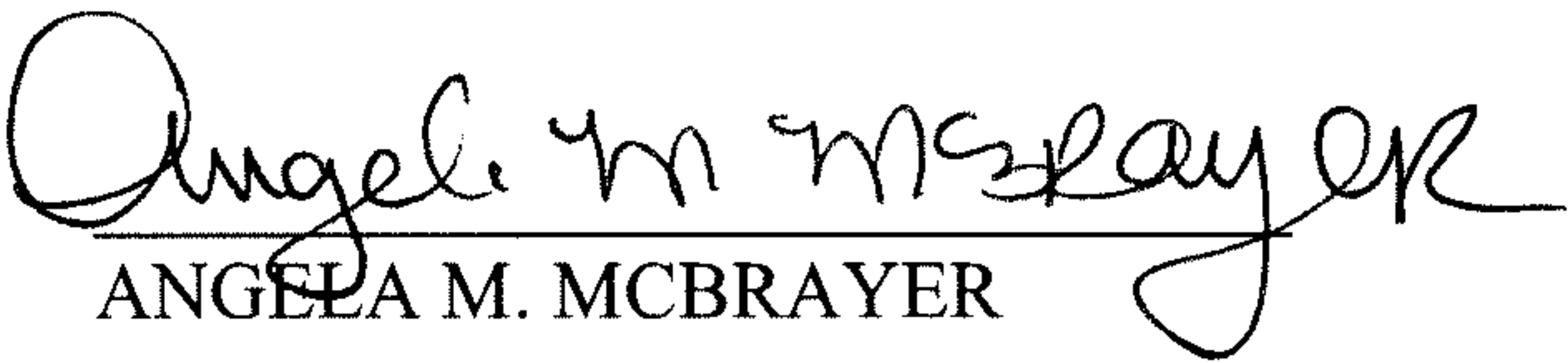
Lot 2706, according to the Survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27th Sector, recorded in Instrument #20031010000683520, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19th day of July, 2017.



ANGELA M. MCBRAYER

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ANGELA M. MCBRAYER, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of July, 2017.


Notary Public
Print Name:
Commission Expires: 5-9-2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2017 01:05:09 PM
\$42.50 CHERRY
20170731000273870

