

Return to:
Old Republic Title
530 South Main Street
Suite 1031
Akron, OH 44311

Order Number:
01-18004845

20180221000054950
02/21/2018 08:18:16 AM
QCDEED 1/3

QUIT CLAIM DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
5004 Meadow Brook Road
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JOHN RALPH DEWBERRY II, a/k/a J. RALPH DEWBERRY and ANNE YEAGER DEWBERRY, a/k/a ANNE Y. DEWBERRY**, husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **JOHN RALPH DEWBERRY II and ANNE YEAGER DEWBERRY**, husband and wife, as joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 23, according to the Map and Survey of Unit 1, Meadow Brook, Seventh Sector, as recorded in Map Book 8, Page 151, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Deed Book 289, Page 902.

Parcel ID Number: 5004 Meadow Brook Road, Birmingham, AL 35242

Commonly Known As: 10 1 01 0 001 001.024

Fair Market Value: \$ 38,300.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

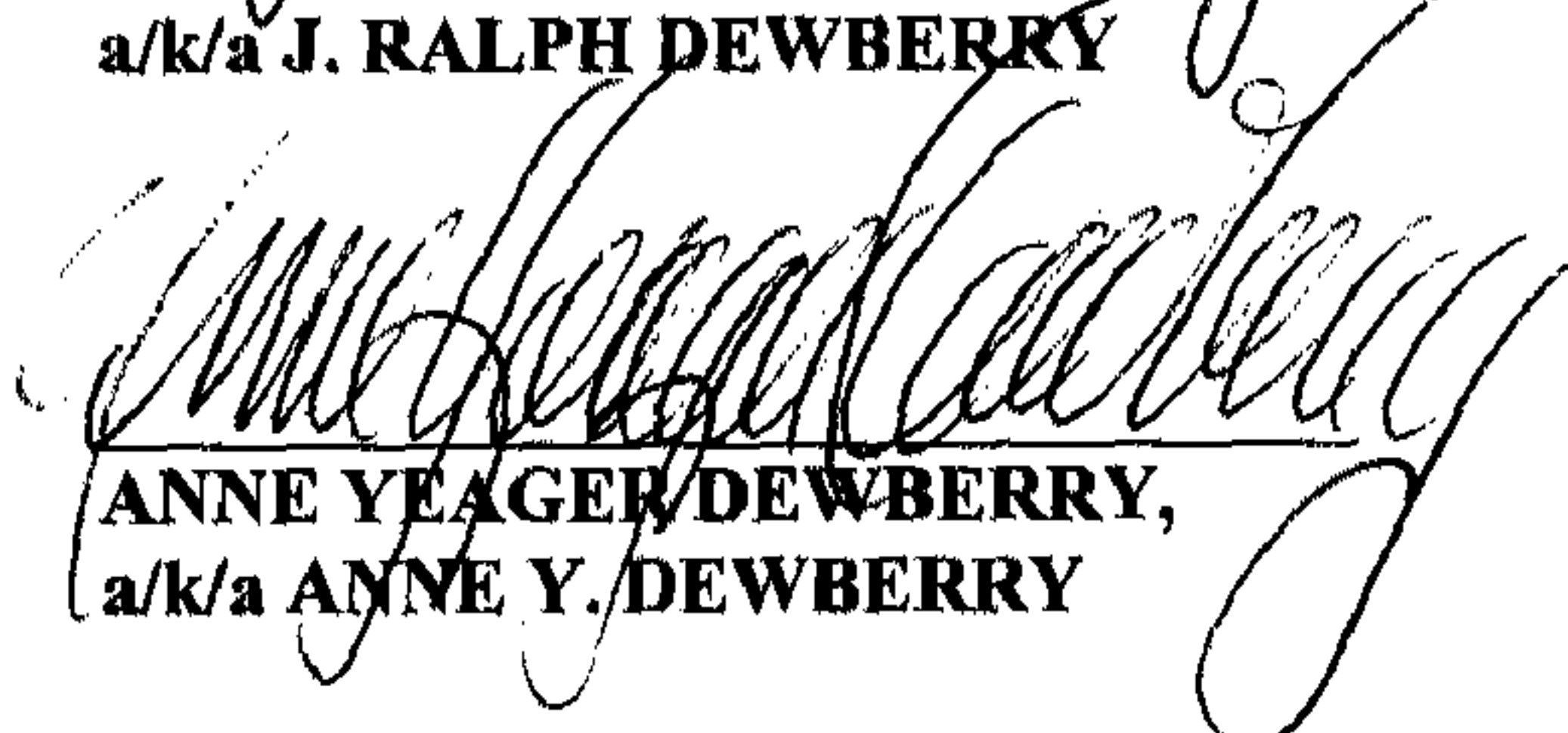
The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Old Republic Title.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12th day of February, 2018.

GRANTOR:


JOHN RALPH DEWBERRY II,
a/k/a J. RALPH DEWBERRY


ANNE YEAGER DEWBERRY,
a/k/a ANNE Y. DEWBERRY

STATE OF Alabama
COUNTY OF Shelby

I, Andrea Collins, a Notary Public for the State of _____, do hereby certify that JOHN RALPH DEWBERRY II, a/k/a J. RALPH DEWBERRY and ANNE YEAGER DEWBERRY, a/k/a ANNE Y. DEWBERRY, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of February, 2018.

(NOTARY SEAL)


Notary Public
My commission expires:

A COLLINS
Notary Public
Alabama State at Large
My Commission Expires May 7, 2019

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

EXHIBIT A

20180221000054950 02/21/2018 08:18:16 AM QCDEED 3/3

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 23, ACCORDING TO THE MAP AND SURVEY OF UNIT 1, MEADOW BROOK, SEVENTH SECTOR, AS
RECORDED IN MAP BOOK 8, PAGE 151, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TAX ID NO: 10 1 01 0 001 001.024

BEING THE SAME PROPERTY CONVEYED BY DEED

**GRANTOR: GARY L. PEEK AND WIFE, ESTHER S. PEEK
GRANTEE: J. RALPH DEWBERRY AND ANNE Y. DEWBERRY, AS JOINT TENANTS WITH RIGHT OF
SURVIVOSHIP
DATED: 05/01/1990
RECORDED: 05/04/1990
DOC#/BOOK-PAGE: 289-902**

ADDRESS: 5004 MEADOW BROOK RD, BIRMINGHAM, AL 35242

END OF SCHEDULE A



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2018 08:18:16 AM
\$61.50 CHERRY
20180221000054950

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the official text.