20180307000073910 03/07/2018 11:43:15 AM QCDEED 1/2

Return to:
First American Mortgage Solutions
Attn: Recording Team
4795 Regent Blvd.
Irving, TX 75063

Order Number: 53589984LA

QUIT CLAIM DEED

STATE OF ALABAMA)	Send Future Tax Notices to:
)	857 Tulip Poplar Drive
COUNTY OF JEFFERSON)	Hoover, AL 35244

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, TWILA M. BEDGOOD, a married woman, joined by her spouse DAVID A. BEDGOOD, 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 DAVID A. BEDGOOD and TWILA M. BEDGOOD, 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 2204, according to the survey of the 22nd Addition, Riverchase Country Club, as recorded in Map Book 9, Page 124, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20100125000024440.

Parcel ID Number: 11-7-25-0-001-001.350

Commonly Known As: 857 Tulip Poplar Drive, Hoover, AL 35244

Fair Market Value: \$327,700.00 FULL, \$163,850.00 HALF

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 First American Mortgage Solutions.

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.

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the
GRANTORS:
TWILA M. BEDGOOD TWILA M. BEDGOOD
DAVIDA DE DECOCIDE
STATE OF HADOMO) COUNTY OF TOURSON
I, John Charley, Jc, a Notary Public for the State of Habans do hereby certify that TWILA M. BEDGOOD and DAVID A. BEDGOOD, 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 2 day of February, 2018.
Notary Public My commission expires: JAN This instrument was prepared by: Oregory M. Carner, Esq. 5 Altorney in Law Post (Office Box 338) Ashland: Alabama 3625
BEDGOOD

53589984
FIRST AMERICAN ELS
QUIT CLAIM DEED

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2018 11:43:15 AM
\$182.00 CHERRY

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