

20180404000112100
04/04/2018 01:35:34 PM
QCDEED 1/3

FULL VALUE : \$114,200.00
1/2 VALUE: \$57,100.00

AFTER RECORDING RETURN TO:
CLA Title & Escrow
7529 Standish Place, Suite 200
Rockville, MD 20855
File No. WEI-AL-106998-R

MAIL TAX STATEMENTS TO:
Jonathan Matthew Howard
164 Moss Stone Lane
Calera, Alabama 35040

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 28 3 06 0 005 030.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 22nd day of March, 2018, by and between **Eva Marie Howard**, a mailing address of 164 Moss Stone Lane, Calera, Alabama 35040, hereinafter referred to as Grantor(s) and **Jonathan Matthew Howard, an unmarried man**, a mailing address of 164 Moss Stone Lane, Calera, Alabama 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Zero (\$0.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 164 Moss Stone Lane, Calera, AL 35040

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number 20070615000283250, Recorded: 06/15/2007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 22 day of March, 2018.

Eva Marie Howard

Eva Marie Howard

STATE OF Alabama
COUNTY OF Jefferson

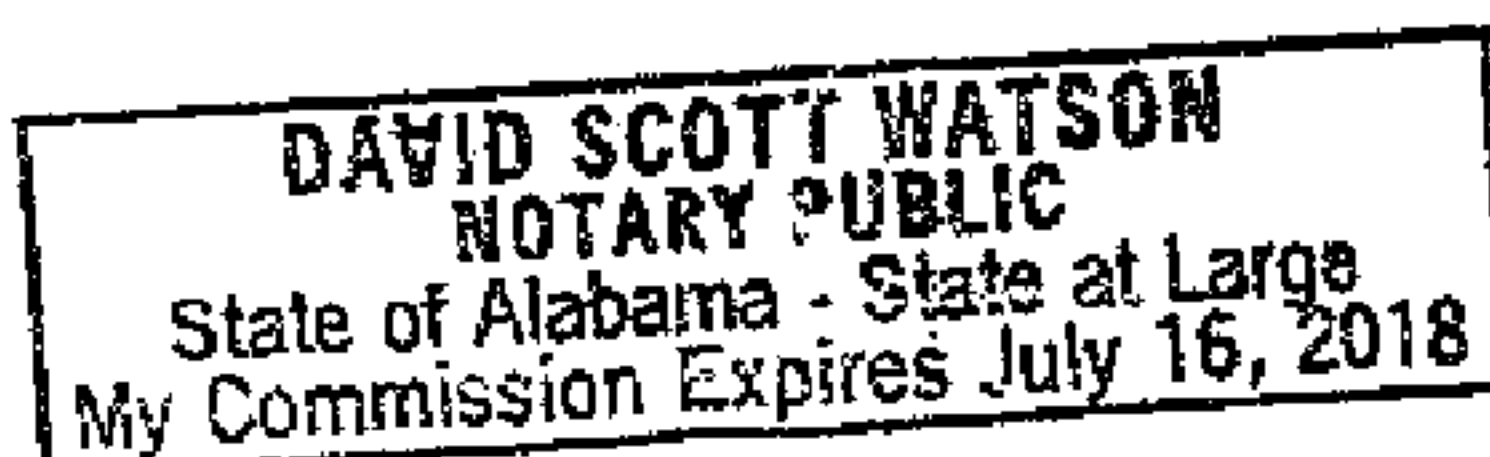
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Eva Marie Howard, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22 day of March, 18.

David Scott Watson

NOTARY PUBLIC

My commission expires: July 16, 2018



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT A
LEGAL DESCRIPTION**

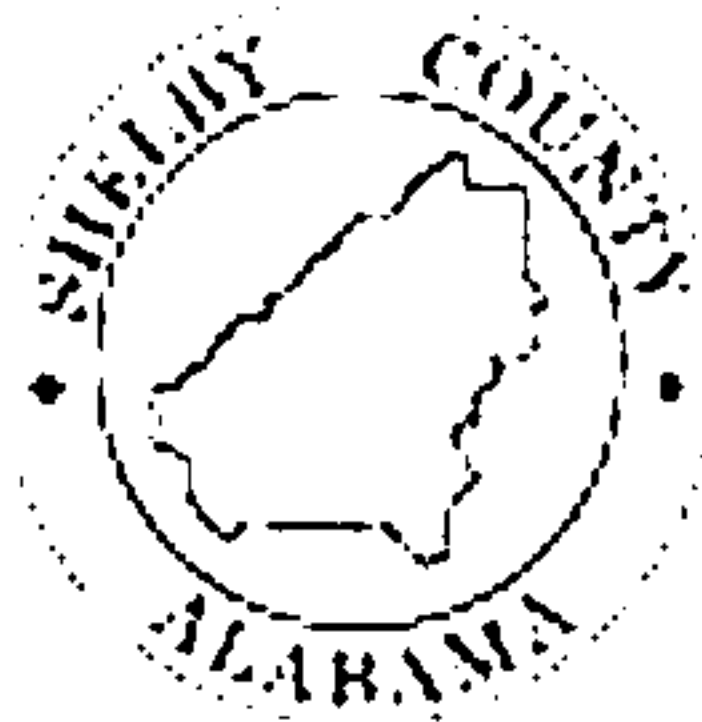
The following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

Lot 77, according to the final plat Stonecreek Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.

Parcel Number: 28 3 06 0 005 030.000

Property commonly known as: 164 Moss Stone Lane, Calera, AL 35040

Being the same property conveyed to Jonathan Matthew Howard and Eva Marie Howard, for and during their joint lives and upon the death of either of them, then to the survivor of them from Tower Development, Inc., a Corporation by Warranty Deed dated 06/05/2007 and recorded on 06/15/2007 in Instrument number 20070615000283250 of the Shelby County Records.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2018 01:35:34 PM
\$78.50 CHERRY
20180404000112100

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name of the County Clerk.