

20190103000001850
01/03/2019 09:53:02 AM
QCDEED 1/2

QUIT CLAIM DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Michael Watts
Kimberly Staab
3418 Indian Lake Trail
Birmingham, AL 35124

25,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

TO CLEAR TITLE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Rose Marie King, an unmarried woman, and Rose Marie King, as Trustee of the Family Trust created under the Will of James L. King, deceased Probate Case No. PR-2014-000010, Shelby County, Alabama** (herein referred to as Grantors) remisses, releases, quit claims, grants and sells unto **Michael Watts and Kimberly Staab** (herein referred to as Grantee), all her title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:


Lot 2, according to the King Property Survey as recorded in Map Book 9, Page 31, in the Probate Office of Shelby County, Alabama.

James L. King and Jim L. King, grantee in Warranty Deed recorded in Deed Book 329, Page 501 are one and the same person. Jim L. King was the surviving grantee as Alta J. King died on 6/15/1986.

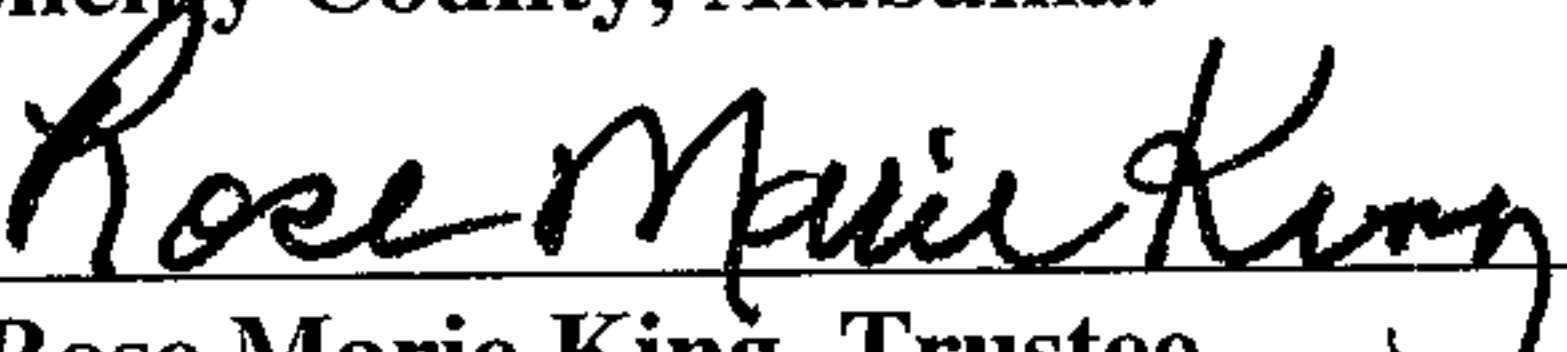
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of December, 2018.



Rose Marie King

Family Trust Created Under the Will of James L.
King, deceased Probate Case No. PR-2014-000010,
Shelby County, Alabama.
By: 

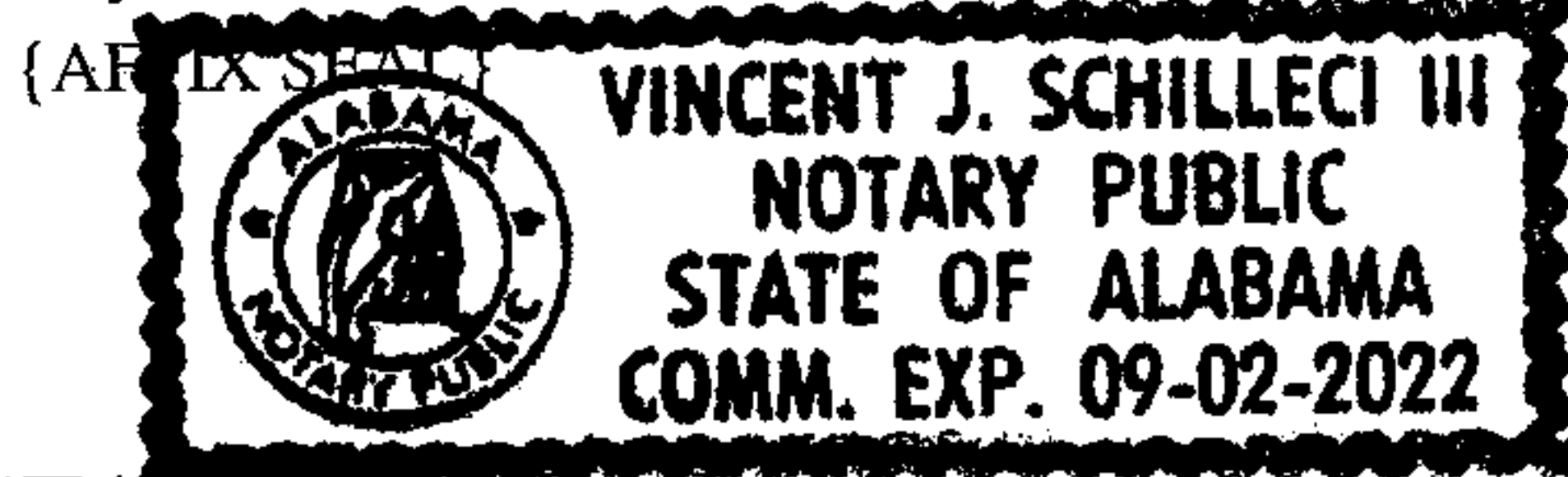
Rose Marie King, Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Rose Marie King, an unmarried woman**, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30th day of December, 2018.

My Commission Expires:



STATE OF ALABAMA)
COUNTY OF SHELBY)

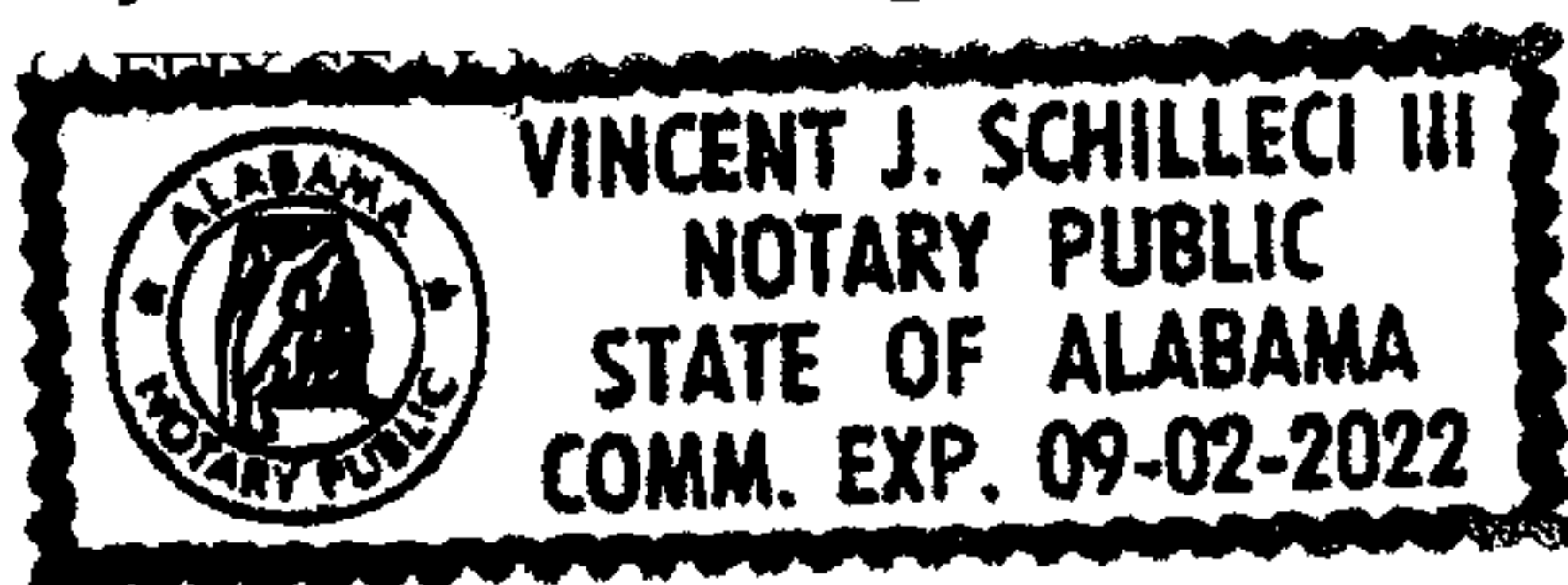


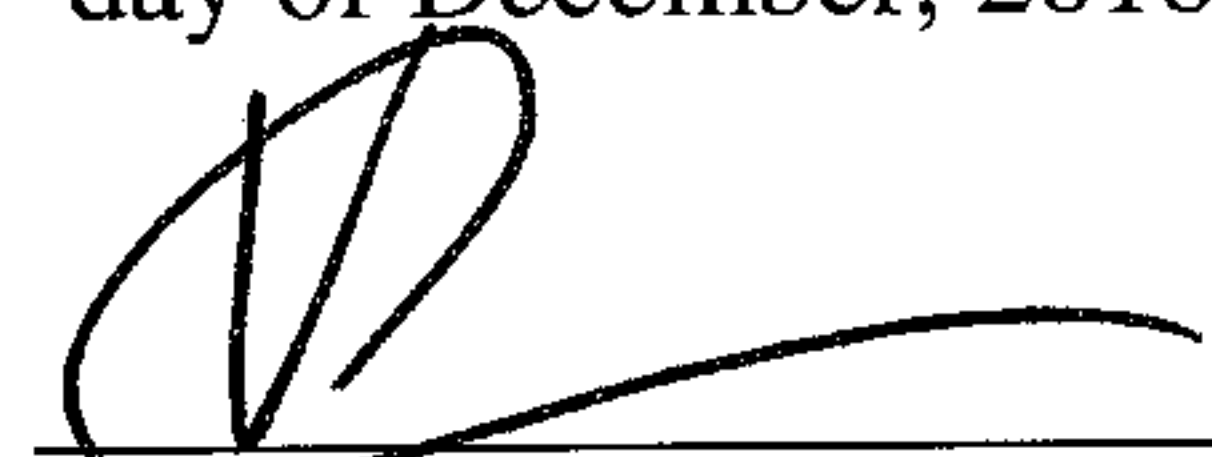
Notary Public

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Rose Marie King**, whose name as Trustee for that trust named **the Family Trust created under the Will of James L. King, deceased Probate Case No. PR-2014-000010, Shelby County, Alabama**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of December, 2018.

My Commission Expires: _____

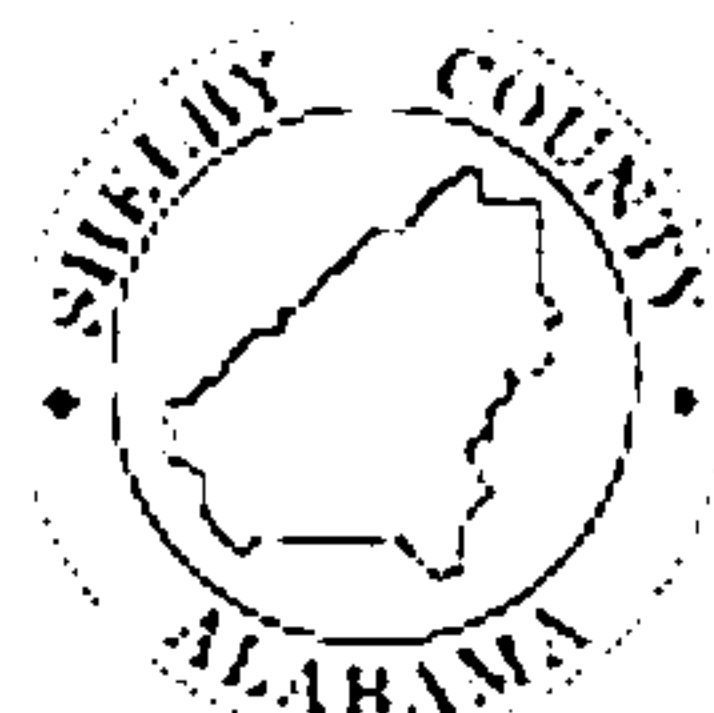




Notary Public

Grantor's Address:
1130 22nd Street South
Birmingham, AL 35205

Property Address:
3418 Indian Lake Trail
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2019 09:53:02 AM
\$43.00 CHERRY
20190103000001850

Allen S. Bayl