

20191021000386990  
10/21/2019 01:01:22 PM  
QCDEED 1/2

SEND TAX NOTICE TO:  
Benjamin Walter Dunham  
3668 Westover Road  
Sterrett, AL 35147

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, Ste 280  
Birmingham, Alabama 35243

**Value is \$40,000**  
**(1/2 Consideration/Purchase Price (\$80,000) per instrument #20190508000155530)**

### QUIT CLAIM DEED

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Zero Dollars (\$0.00) and other good and valuable consideration, in hand paid to the undersigned **Judith W. Dunham**, a married woman, whose address is 360 Woodward Ct., Birmingham, AL 35242, (hereinafter referred to as the "Grantor", whether one or more) by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **Benjamin Walter Dunham**, whose address is 3668 Westover Road, Sterrett, AL 35147, (hereinafter referred to as the "Grantee", whether one or more), all her/his right title and interest in and to the following described real estate situated in **Shelby County, Alabama, to-wit:**

Lot 1 of Muddy Prong Creek, as recorded in Map Book 51, Page 49, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

**TO HAVE AND TO HOLD** to said Grantee forever.

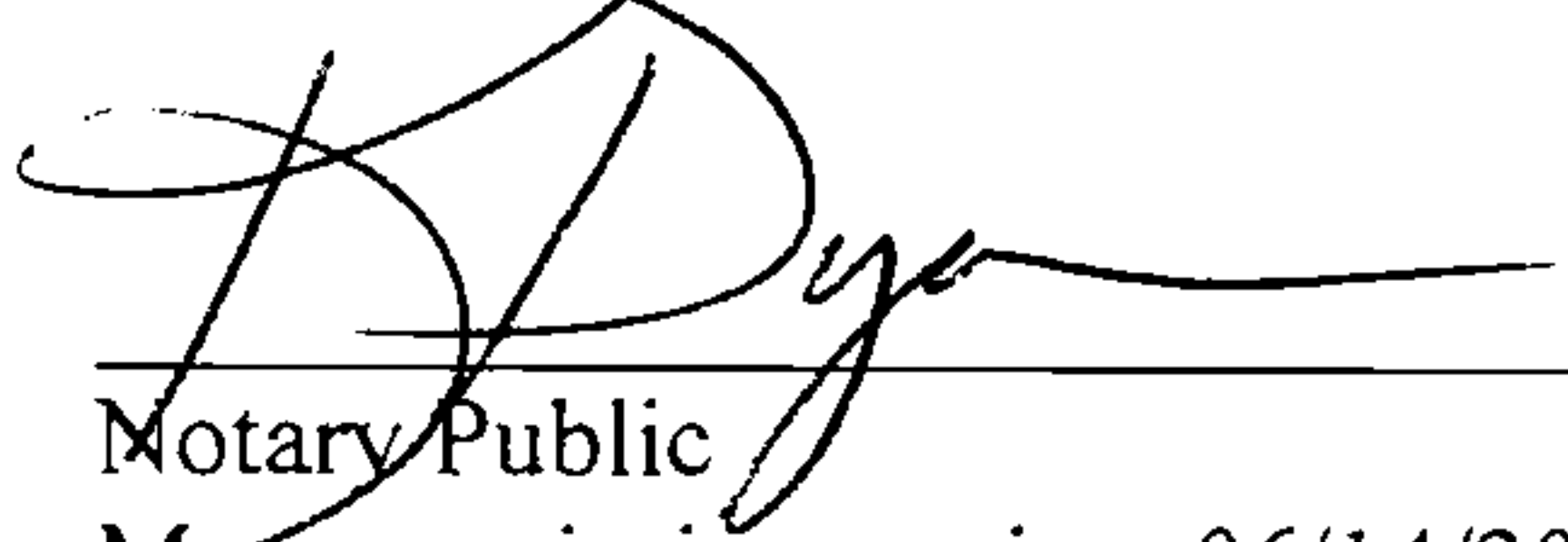
IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this 18<sup>th</sup> day of October, 2019.

  
Judith W. Dunham

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Judith W. Dunham**, a married woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Notary Public  
My commission expires:06/14/2022

KELLIE DYAR  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/21/2019 01:01:22 PM  
\$65.00 CHERRY  
20191021000386990

*Allie S. Bayl*