

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
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3156 Pelham Parkway, Suite 2
Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:
Bruce Pershan
509 Timberline Trail
Calera, AL 35040

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

20200618000248890
06/18/2020 10:34:07 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Bruce Pershan and Jeannette Pershan, husband and wife**, the “Grantors” herein, in hand paid by **Bruce Pershan, Jeannette Pershan, Julie Zara Perhsan, and David Mark Pershan, as joint tenants with right of survivorship**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

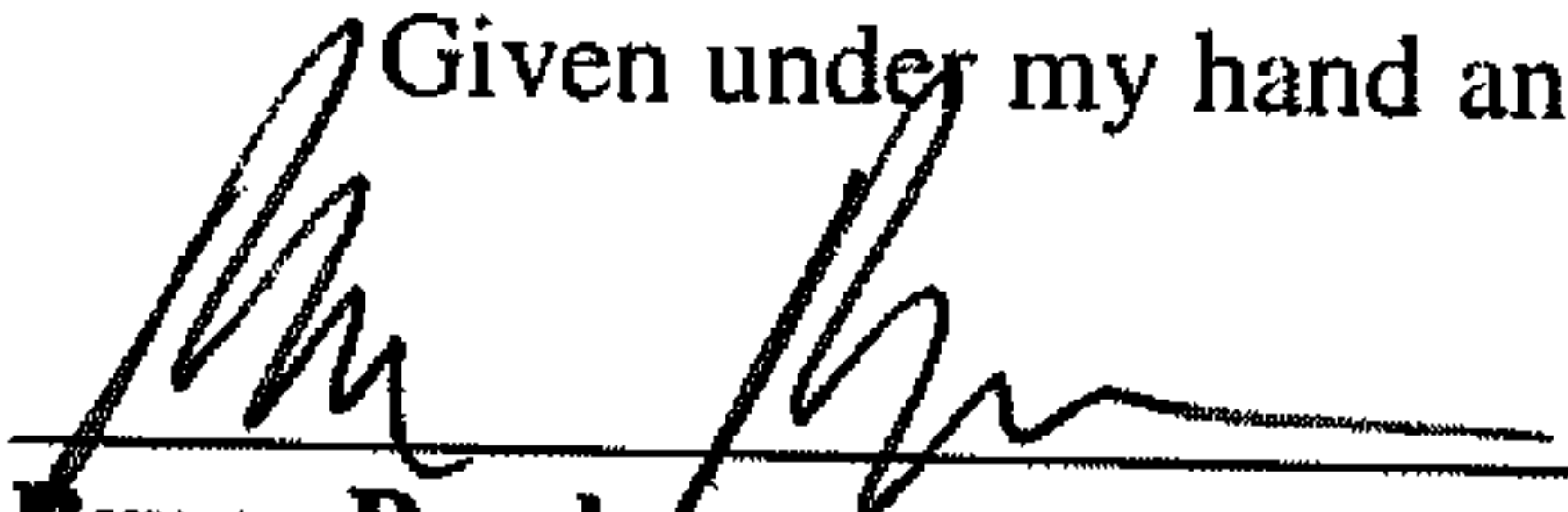
Lot 44, according to the Map and Survey of Timberline, Phase 2, as recorded in Map Book 29, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in **Shelby County**, Alabama.

TO HAVE AND TO HOLD to the said **Bruce Pershan, Jeannette Pershan, Julie Zara Perhsan, and David Mark Pershan** and Grantee’s heirs and assigns forever.

Given under my hand and seal this 12th day of June, 2020.



Bruce Pershan

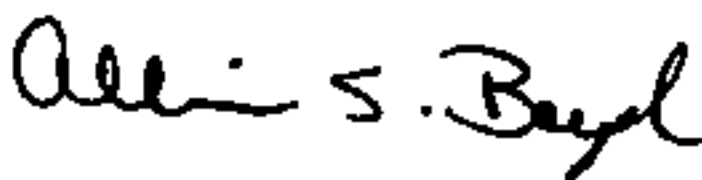


Jeannette Pershan

STATE OF ALABAMA)
SHELBY COUNTY)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2020 10:34:07 AM
\$239.00 CHERRY
20200618000248890



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Bruce Pershan and Jeannette Pershan**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 12th day of June, 2020.



Notary Public

Commission Expires: 5-17-22



Seller Address: 509 Timberline Trail, Calera, AL 35040
Buyer Address: 509 Timberline Trail, Calera, AL 35040
Actual Value: \$429,300.00 – Conveying ½ Interest of \$214,650.00