

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Benjamin S. Wyrosdick

Sara N. Wyrosdick

100 Windsor Lane

Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA

COUTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Benjamin S. Wyrosdick and Sara N. Wyrosdick, husband and wife**, the "Grantor" herein, in hand paid by **Benjamin S. Wyrosdick and Sara N. Wyrosdick, as joint tenants with right of survivorship**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does 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 327, according to the Map and Survey of Weatherly Wixford Moor, Sector 24, recorded in Map Book 20, Page 144, in the Office of the Judge of Probate of 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.
- *******LIFE ESTATE RESERVED FOR TERRY FOOTE**

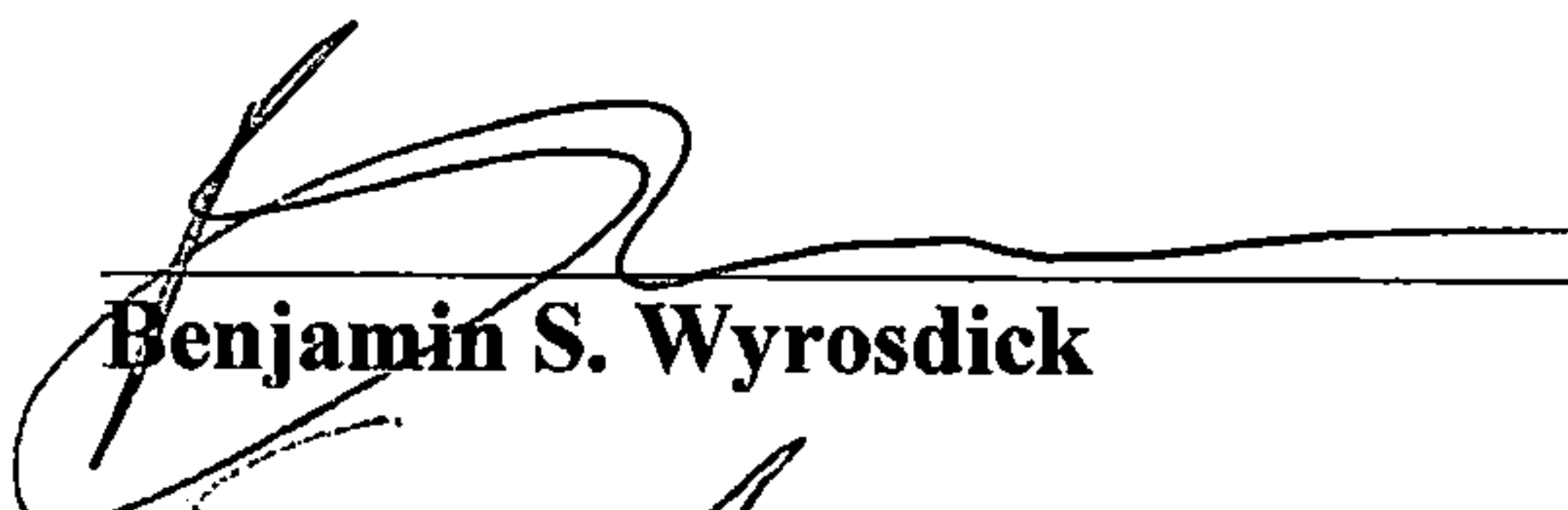

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said Benjamin S. Wyrosdick and Sara N. Wyrosdick and Grantee's heirs and assigns forever.

Given under my hand and seal this 7 day of October, 2020.

Shelby County, AL 10/07/2020
State of Alabama
Deed Tax:\$75.00

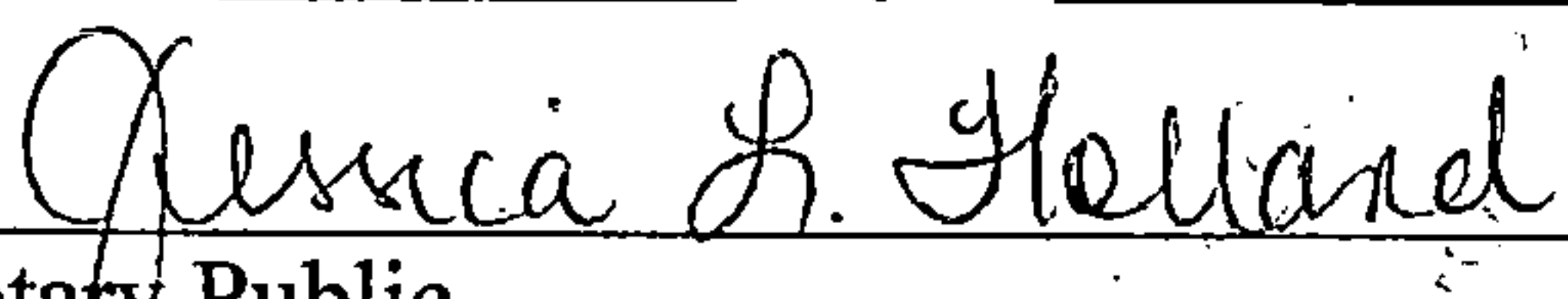

20201007000455460 1/2 \$101.00
Shelby Cnty Judge of Probate, AL
10/07/2020 12:49:46 PM FILED/CERT


Benjamin S. Wyrosdick

Sara N. Wyrosdick


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Benjamin S. Wyrosdick and Sara N. Wyrosdick**, 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 7 day of October, 2020.


Notary Public
Commission Expires: 2/22/2022

Property Addresses: 495 Oxford Way, Pelham, AL 35124
Seller Address: 100 Windsor Lane, Pelham, AL 35124
Buyer Address: 100 Windsor Lane, Pelham, AL 35124
Actual Value: \$225,000.00


20201007000455460 2/2 \$101.00
Shelby Cnty Judge of Probate, AL
10/07/2020 12:49:46 PM FILED/CERT