

THIS INSTRUMENT PREPARED BY:
JOSEPH R. FULLER
FULLER HAMPTON LLC
ATTORNEYS AT LAW
422 CHURCH STREET
ALEXANDER CITY, ALABAMA 35010

20210114000022880
01/14/2021 09:53:16 AM
QCDEED 1/2

QUITCLAIM DEED WITH RIGHTS OF SURVIVORSHIP

SEND TAX NOTICES TO:

1624 Fleming Rd
Vincent, AL 35178

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand Dollars (\$1,000.00) and other good and valuable considerations, in hand paid to **AARON DAVIS and spouse, WILMA DAVIS**, (hereinafter called the **GRANTORS**) the receipt whereof is hereby acknowledged, the Grantors, do hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto **JESSE STEPHEN JAMES AND AMBER L. JAMES**, (hereinafter called the **GRANTEES**), , as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said Grantee, the remainder to the survivor of said Grantees, in fee simple, subject to the provisions contained in this Quitclaim Deed all of the Grantors' rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW ¼ of the SW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and lying 15' to either side of the following described centerline:

Commence at the NW corner of the NW ¼ of the SW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, thence N 89°33'19" E along the North line of said ¼-¼ section a distance of 275.08 feet' to the Point of Beginning of said centerline; thence S 12°42'43" W a distance of 97.15' to a point on the edge of Fleming Road, said point being the Point of Ending of said centerline.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Deed Reference: Instrument No. 20140808000247370

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 28th day of December, 2020.



AARON DAVIS



WILMA DAVIS

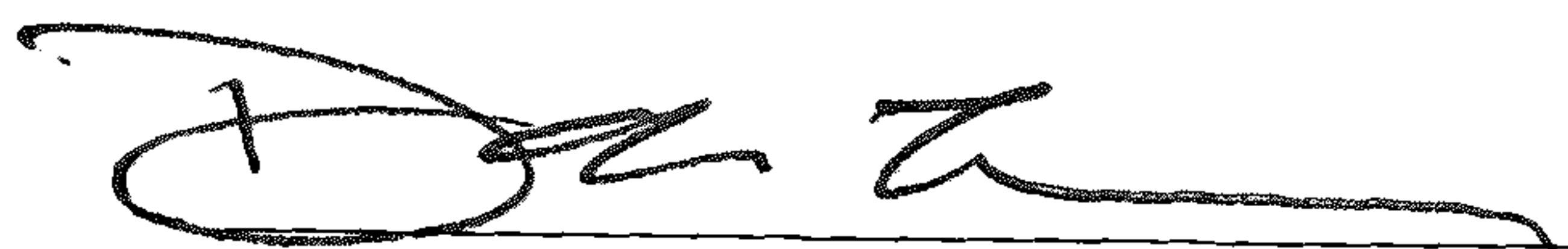
STATE OF ALABAMA)

COUNTY OF TALLADEGA)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **AARON DAVIS** and **WILMA DAVIS**, 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 on the day the same bears date

Given under my hand and official seal this 28th day of December, 2020.





NOTARY PUBLIC

My Commission Expires: 10-12-24

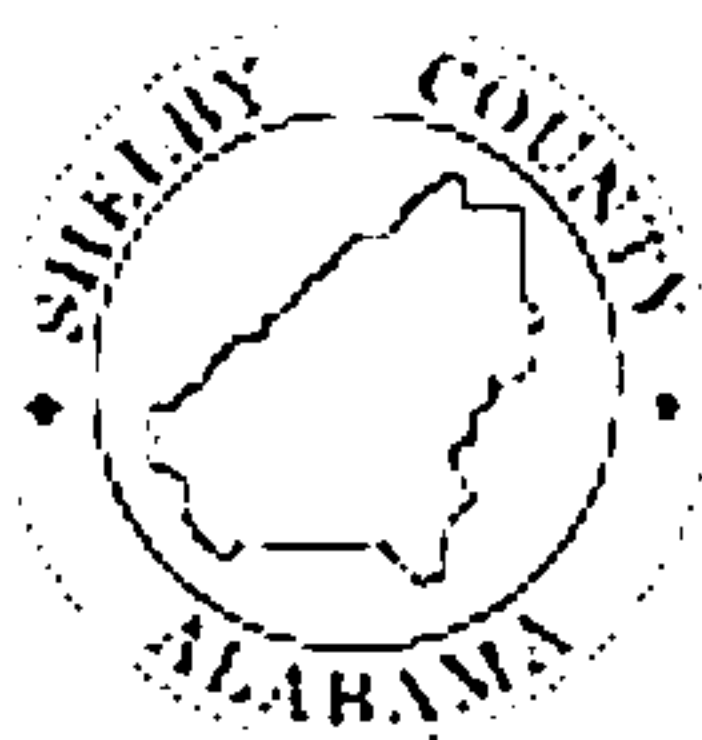
20210114000022880 01/14/2021 09:53:16 AM QCDEED 2/2

Grantor's Name & Address: Aaron Davis & Wilma Davis

1812 ASPEN WAY
PRATTVILLE, AL 36067

Grantee's Name & Address: ^{STEPHEN}Jesse ~~Steven~~ James & Amber L. James

1624 Fleming Rd
Vincent, AL 35178



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2021 09:53:16 AM
\$26.00 JESSICA
20210114000022880

Allen S. Reed