This instrument prepared by: Glenn E. Estess, Jr. Esq. Wallace, Jordan, Ratliff & Brandt, L.L.C. 800 Shades Creek Parkway, Suite 400 Birmingham, Alabama 35209

Send Tax Notices To:
Mr. John B. Foshee
5119 English Turn
Birmingham, Alabama 35242

The Property is not the Homestead of the Grantor

Tax Assessor's Property Value: \$139,150.00 (1/2 of \$278,300.00)

Address of Property: 5119 English Turn, Birmingham, Alabama 35242

Parcel I.D.: 03-8-34-0-002-027.000

Source of Title: Instrument # 20210224000093460

## **QUIT CLAIM DEED**

STATE OF ALABAMA

SHELBY COUNTY
)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned JOHN C. FOSHEE, a married man, (hereinafter, the "GRANTOR") whose address is 3614 Valleyview Drive, Oxford, Alabama 36203, hereby remises, releases, quit claims, and conveys to JOHN B. FOSHEE, an unmarried man (hereinafter, the "GRANTEE"), whose address is 5119 English Turn, Birmingham, Alabama 35242, all of his interest, right, title and claim in or to the following described real estate and situated in Shelby County, Alabama, to-wit:

Lot 27, according to the First Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector, Phase I, as recorded in Map Book 19 page 142 in the Probate office of Shelby County, Alabama.

## Subject To:

1. General and special taxes for 2021 and subsequent years not yet due and payable; 2 through 14 as set out in that certain Source of Title Instrument # 1997-27247.

TO HAVE AND TO HOLD to said GRANTEE, forever.

[No Further Text on This Page]

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alling 5. Buyl

IN WITNESS WHEI	REOF, GRANTOR, has caused the deed to be executed and
delivered the <u>33</u> day of <u>S</u>	<u>Roman</u> , 2021.
	GRANTOR:  John C. Foshee
STATE OF ALABAMA  Lefterson COUNTY	
John C. Foshee, whose name is	tary Public in and for said county in said state, hereby certify that s signed to the foregoing conveyance, and who is known to me, s day that, being informed of the contents of the conveyance, she n the day the same bears date.
Given under my hand ar	nd seal this the 23 day of February, 2021.
	NOTARY PUBLIC
(SEAL)	My Commission Expires: 5-12-2023
A STATE IN	
• AHAMA	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 02/24/2021 04:25:13 PM \$164.50 CHARITY 20210224000094250