

The property conveyed does constitute Homstead of Michael Winstead and Margaret Winstead.

THIS INSTRUMENT PREPARED BY:
Julie B. DeArman, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Michael Winstead
3111 Crossings Drive
Birmingham, Alabama 35242

Tax Assessor's Property Value: \$106,333 (1/3 of \$319,000)
Address of Property: 3111 Crossings Drive, Birmingham, Alabama 35242
Parcel I.D.: 10 2 03 0 006 014.000
Source of Title: 20170602000194240

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollar (\$10) and other good and valuable consideration, in hand paid by Grantee(s), the receipt whereof being hereby acknowledged, **Michael Winstead and Margaret Winstead**, a married couple with a current address of 3111 Crossings Drive, Birmingham, Alabama 35242, (hereinafter collectively referred to as "Grantors"), do remise, release, quit claim and convey to **Michael Winstead and Margaret Winstead**, a married couple with a current address of 3111 Crossings Drive, Birmingham, Alabama 35242 and **Melissa L. Cummings**, a married woman with a current address of 4716 Jackson Loop, Birmingham, Alabama 35242, (hereinafter collectively referred to as "Grantees") as joint tenants with right of survivorship, all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, more particularly described as follows, to-wit:

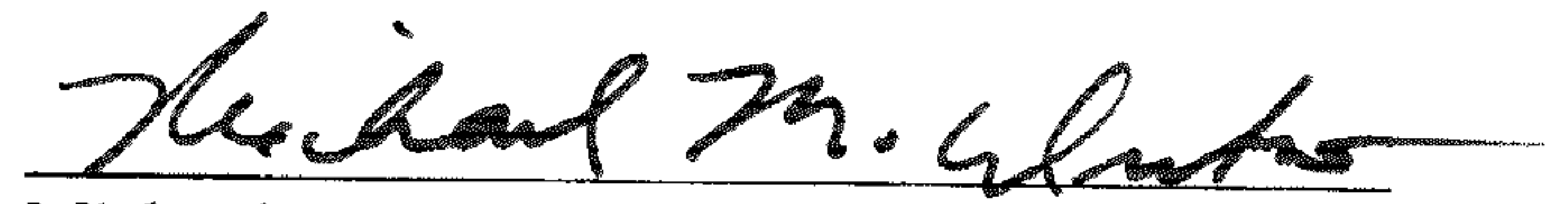
LOT 16, ACCORDING TO THE SURVEY OF PHASE ONE CALDWELL CROSSINGS 2ND SECTION, AS RECORDED IN MAP BOOK 30, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Mineral and mining rights if not owned by grantor.
2. Ad valorem taxes due October, 2021, a lien, but not yet payable.
3. All easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with right of survivorship, and to the survivor's heirs, personal representatives, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the others, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs, personal representatives, and assigns of the surviving Grantee herein shall take as tenants in common.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of March, 2021.


Michael Winstead

STATE OF ALABAMA)
JEFFERSON COUNTY)

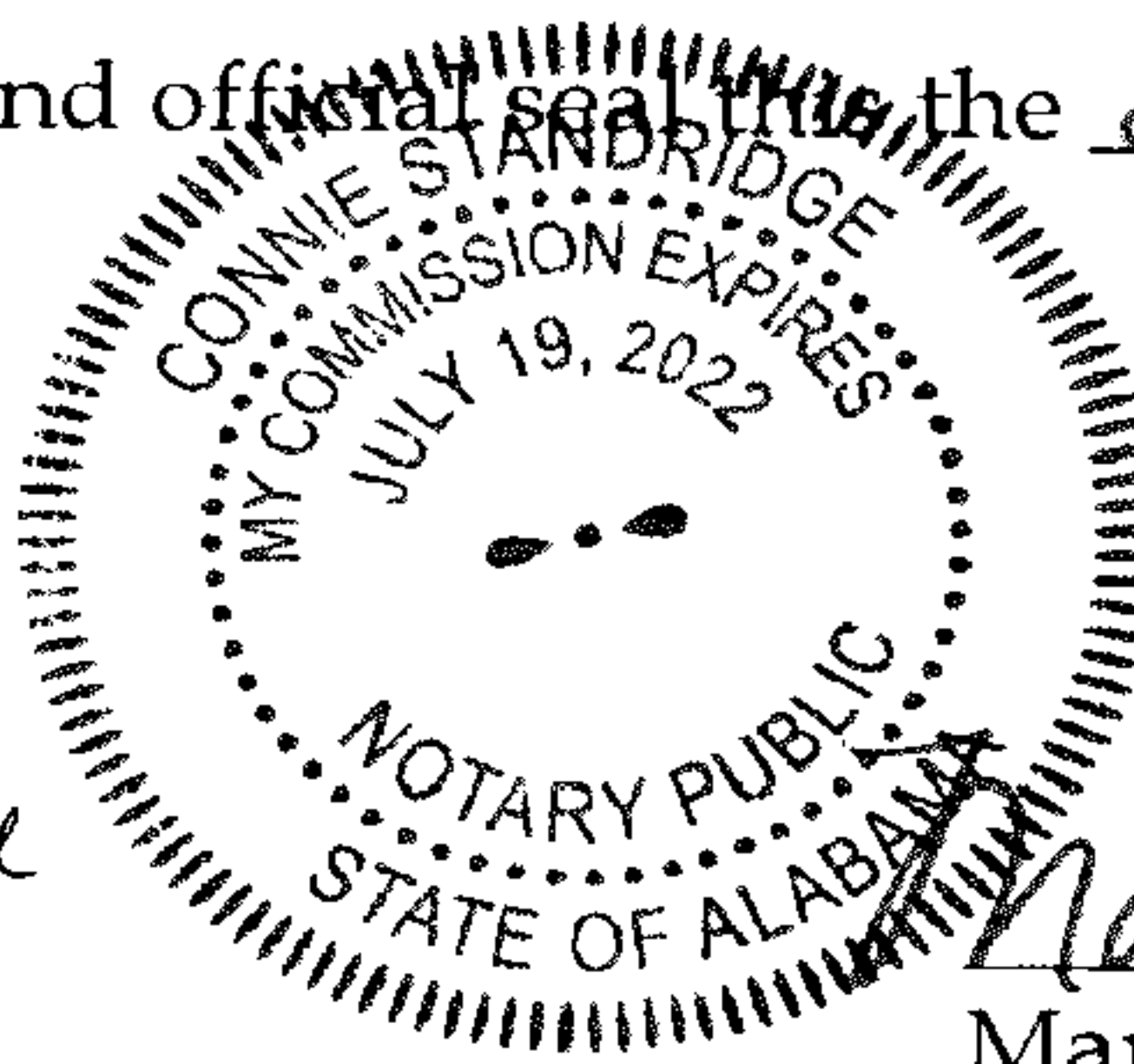
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michael Winstead, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2021.




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2021 11:13:52 AM
\$131.50 CHERRY
20210324000147600

Connie Standridge



NOTARY PUBLIC

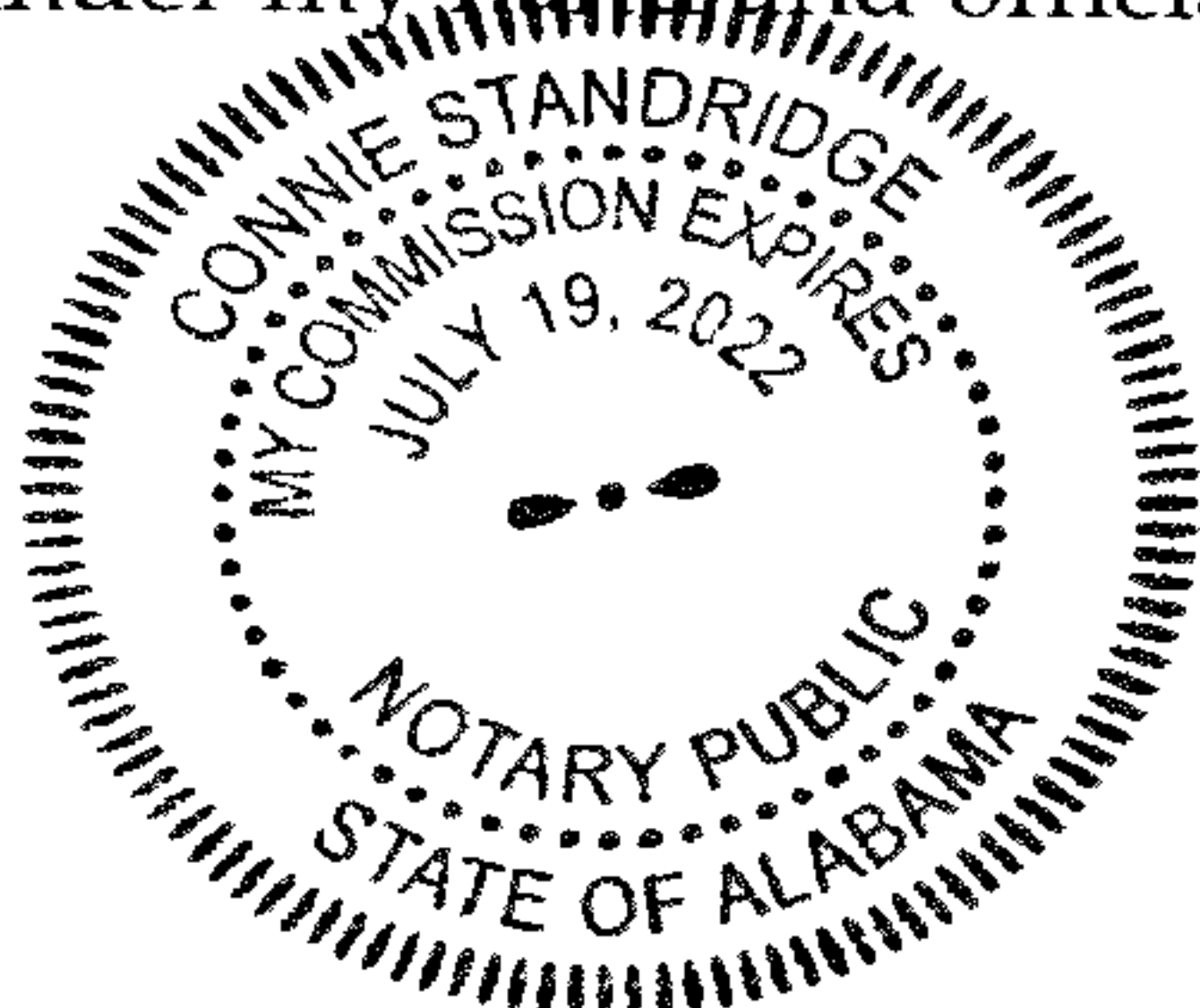
My Commission Expires: 7-19-22


Margaret Winstead

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Margaret Winstead, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2021.



NOTARY PUBLIC

My Commission Expires: 7-19-22