

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20210518000245230 1/2 \$113.50
Shelby Cnty Judge of Probate, AL
05/18/2021 02:55:30 PM FILED/CERT

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:

Willie Mae Spain

and Roland Alley

1125 Camp Branch Road

Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Willie Mae Spain, an unmarried woman**, the "Grantor" herein, in hand paid by **Willie Mae Spain and Roland Alley, as joint tenants with right of survivorship**, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantees all their right, title, interest, and claim in or to the following described real estate, to wit:

The W ½ of the SW ¼ of the NW ¼ of Section 9, and that Part of the SE ¼ of the NE ¼, lying East of the top of ridge or Mountain in Section 8, All being in Township 21 South, Range 2 West, Shelby County, Alabama.

Less and Except property conveyed to Bobby Lucas and wife, Voncile Lucas as recorded in Deed Book 222, Page 938, Probate Office 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.
- Willie Mae Spain is the surviving Grantee in that certain deed recorded at Instrument Number: 20210303000106050 in the Office of the Judge of Probate of Shelby County, Alabama. John Carroll Spain having died on or about February 3rd, 2017.
- General Durable Power of Attorney for Willie Mae Spain recorded in Shelby County, Alabama at Instrument Number: 20210326000152280 on March 26th, 2021.

Situated in **SHELBY** County, Alabama.

TO HAVE AND TO HOLD to the said **Willie Mae Spain and Roland Alley** and Grantee's heirs and assigns forever.

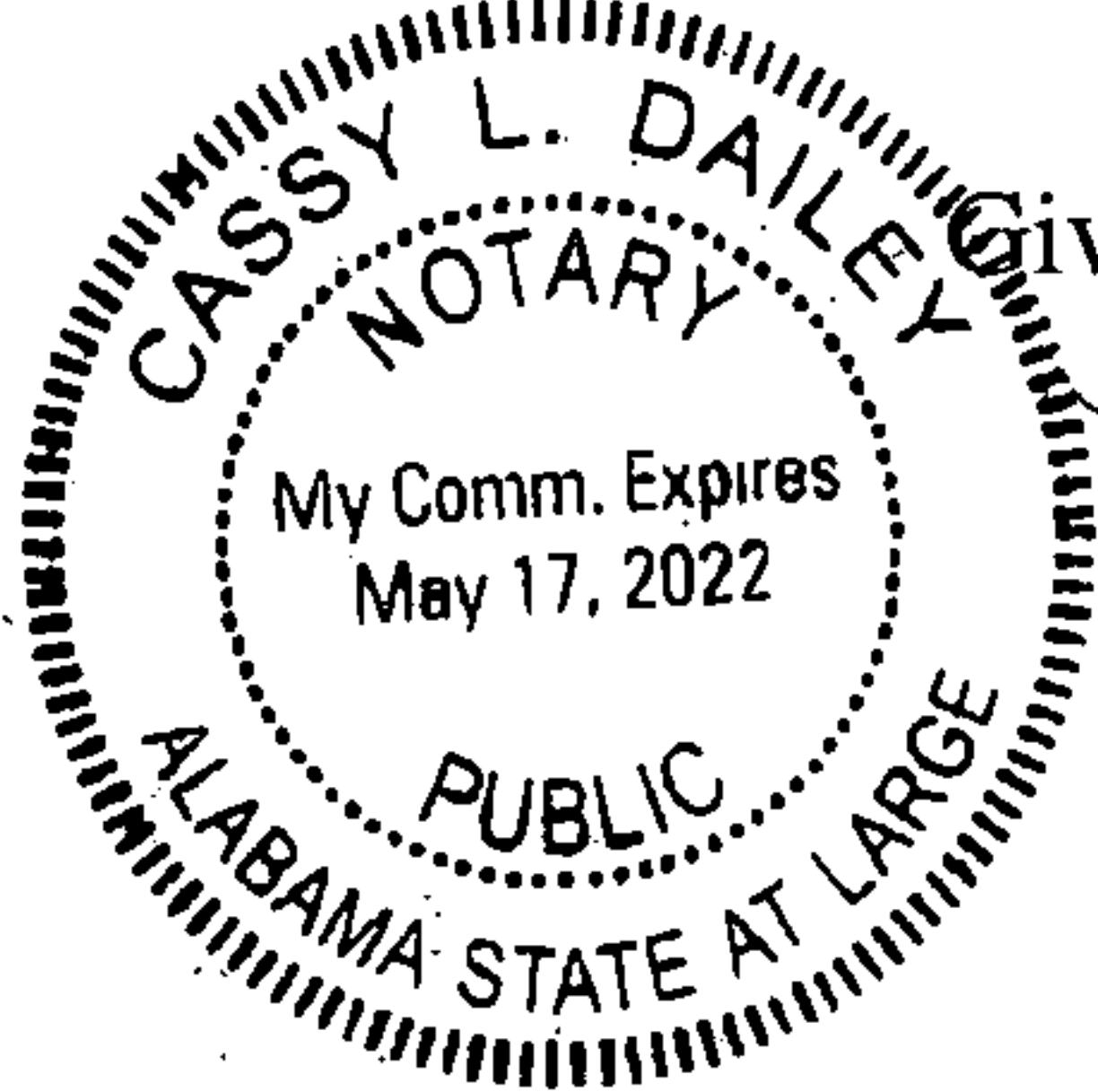
Given under my hand and seal this 18th day of May, 2021.

Shelby County, AL 05/18/2021
State of Alabama
Deed Tax: \$88.50

Willie Mae Spain by Karen Alley her Attorney in fact.
Willie Mae Spain by Karen Alley, her Attorney in Fact

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Willie Mae Spain, by and through Karen Alley, her Attorney in Fact, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily with full authority on the day that same bears date.



Given under my hand and official seal on the 18th day of May, 2021.

Cassy L. Dailey
Notary Public

Commission Expires: 5-17-22

Property Address: 1125 Camp Branch Road, Alabaster, AL 35007

Seller Address: 1125 Camp Branch Road, Alabaster, AL 35007

Buyer Address: 1125 Camp Branch Road, Alabaster, AL 35007

Assessor Value: \$119,160.00 – conveying 1/2 interest \$59,580.00 – Parcel 22-2-09-0-000-005.000

Assessor Value: 56,900.00 – conveying 1/2 interest \$28,450.00 – Parcel 22-3-08-0-000-021.000