

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:  
ANITA WEST  
420 PERKINS LANDING COVE  
COLUMBIANA, ALABAMA 35051

## QUIT CLAIM DEED

STATE OF ALABAMA )  
SHELBY COUNTY)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and in compliance with a Final Decree of Divorce, to JAMES F. WEST, an unmarried man, in hand paid by ANITA WEST the receipt whereof is hereby acknowledged I, JAMES F. WEST, an unmarried man, do remise, release, quit claim and convey to the said ANITA WEST all my right, title, interest, and claim in or to the following described real estate, to-wit:

Lot 10-A, according to the Final Plat of Resurvey of Lots 10 and 11 of Perkins Landing Sectors 1 and 2, as recorded in Map Book 44 Page 147, in the Probate Office off Shelby County, Alabama.

### SUBJECT TO:

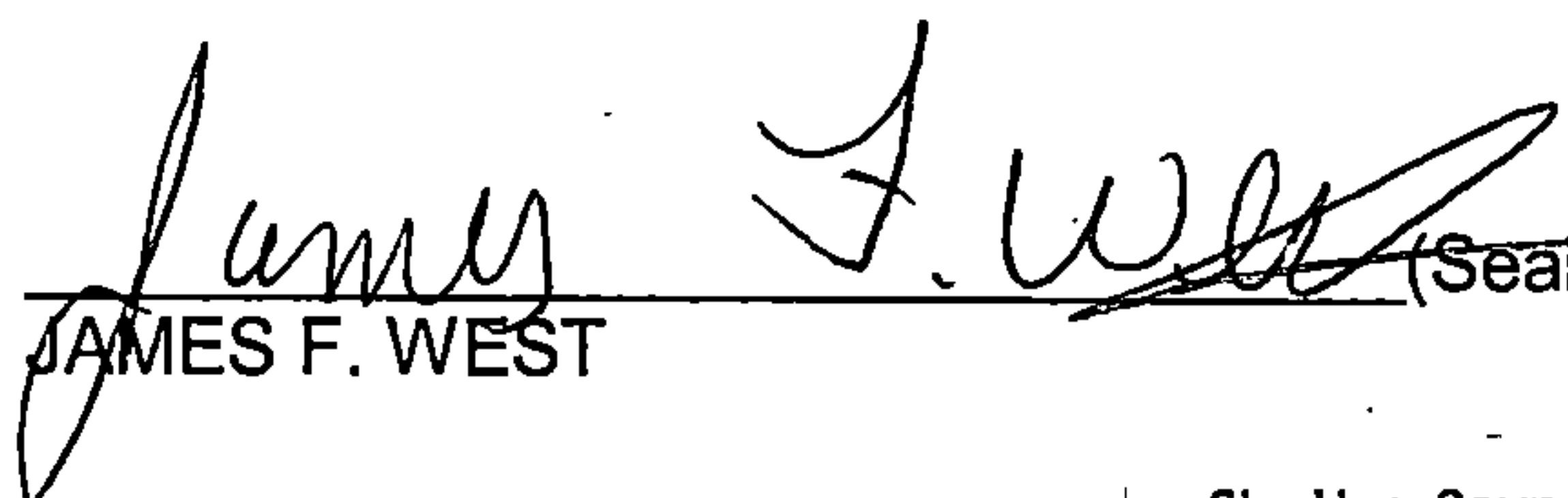
1. Taxes for the year 2021, which are a lien but not yet due and payable until October 1, 2021.
2. All easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records.
3. Subject to mineral and mining rights if not owned by grantor.

**This conveyance is in compliance with a Final Decree of Divorce rendered in the Circuit Court of Shelby County, Alabama, Domestic Relations Division, bearing Case No. 58-DR-2021-900296.00 and dated June 21, 2021.**

Being situated in SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said ANITA WEST her heirs and assigns forever.

Given under my hand and seal this 21<sup>st</sup> day of June, 2021.

  
JAMES F. WEST (Seal)

Shelby County, AL 06/29/2021  
State of Alabama  
Deed Tax: \$110.50

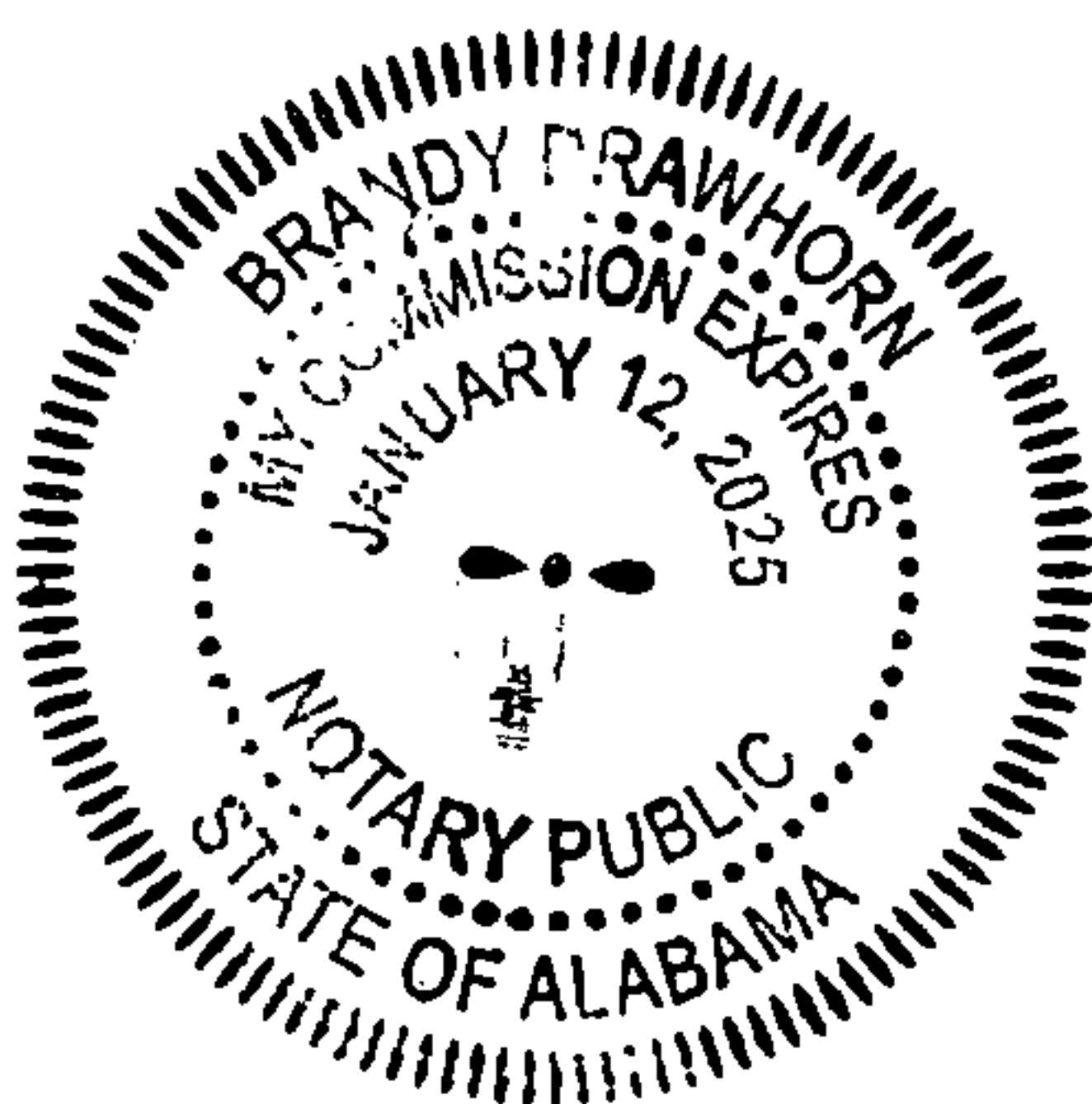


20210629000313320 2/3 \$138.50  
Shelby Cnty Judge of Probate, AL  
06/29/2021 08:08:38 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that JAMES F. WEST, an unmarried man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 21<sup>st</sup> day of June, 2021.



Brandy Drawhorn  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/12/2025



20210629000313320 3/3 \$138.50  
Shelby Cnty Judge of Probate, AL  
06/29/2021 08:08:38 AM FILED/CERT

Grantor's Name:  
JAMES F. WEST  
Mailing Address:  
105 PERKINS POINTE  
COLUMBIANA, ALABAMA 35051

Property Address:  
420 Perkins Landing Cove  
Columbiana, AL 35051

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statements

Grantee's name:  
ANITA WEST  
Mailing Address:  
420 PERKINS LANDING COVE  
COLUMBIANA, ALABAMA 35051

Date of Sale: June 21, 2021

Total Purchase Price: \$

or

Actual Value \$220,100.00

1/2 VALUE \$110,050.00 due to Divorce

or

Assessor's Market Value

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other Tax Assessor