

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:
JAMES F. WEST
105 PERKINS POINTE
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 ANITA H. WEST, an unmarried woman, in hand paid by JAMES F. WEST the receipt whereof is hereby acknowledged I, ANITA H. WEST, an unmarried woman, do remise, release, quit claim and convey to the said JAMES F. WEST all my right, title, interest, and claim in or to the following described real estate, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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 JAMES F. WEST his heirs and assigns forever.

Given under my hand and seal this 21st day of June, 2021.

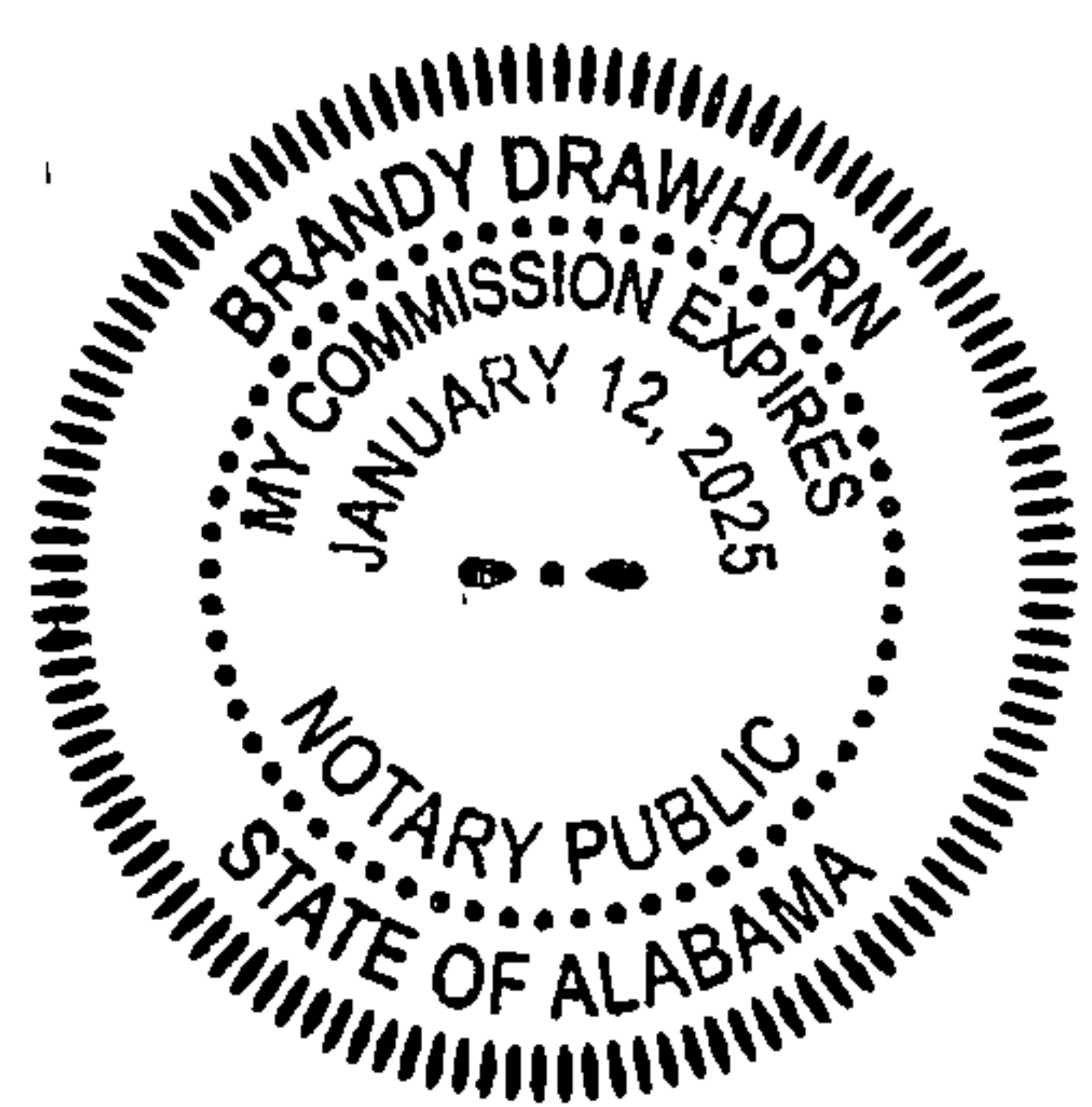
Anita H. West (Seal)
ANITA H. WEST

20210629000313930 2/4 \$116.50
Shelby Cnty Judge of Probate, AL
06/29/2021 10:54:05 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 ANITA H. WEST, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 21st day of June, 2021.



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

EXHIBIT "A"



20210629000313930 3/4 \$116.50
Shelby Cnty Judge of Probate, AL
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Lot 30, according to the Survey of Perkins Landing Sectors 1 & 2, a condominium, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647 and first amendment recorded in by Instrument 20040924000528930 and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map Book 27, Page 33 and that certain resurvey of Lots 14, 15, 28, 29 and common area E as recorded in Map Book 27, Page 130 in the Probate office of Shelby County, Alabama and that certain Resurvey of Lots 16, 17 and 18, according to the Final Plat of Perkins Landing Sectors 1 & 2, a condominium, as recorded in Map Book 34, Page 6, in the Probate Office of Shelby County, Alabama.



20210629000313930 4/4 \$116.50
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
ANITA H. WEST
Mailing Address:
420 PERKINS LANDING COVE
COLUMBIANA, ALABAMA 35051

Property Address:
105 Perkins Pointe
Columbiana, AL 35051

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

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

Date of Sale: June 21, 2021
Total Purchase Price: \$
or
Actual Value \$170,800.00
1/2 VALUE \$85,400.00 due to Divorce
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Tax Assessor