

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Pkwy, Suite 2 (205) 624-2121
Pelham, AL 3512

Send Tax Notice to:
(Name) Patrick J. Walsh and Elizabeth Walsh
(Address) 721 Cahaba Manor Trail
Pelham, AL 35124

QUIT CLAIM DEED

STATE OF ALABAMA

Property Address 721 Cahaba Manor Trail, Pelham, AL 35124

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Patrick J. Walsh and Elizabeth Walsh, husband and wife, whose mailing address is 721 Cahaba Manor Trail, Pelham, AL 35124**, the "Grantor" herein, in hand paid by **Patrick J. Walsh and Elizabeth Walsh, whose mailing address is: 721 Cahaba Manor Trail, Pelham, AL 35124**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 15 and the South 5 feet of Lot 16, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

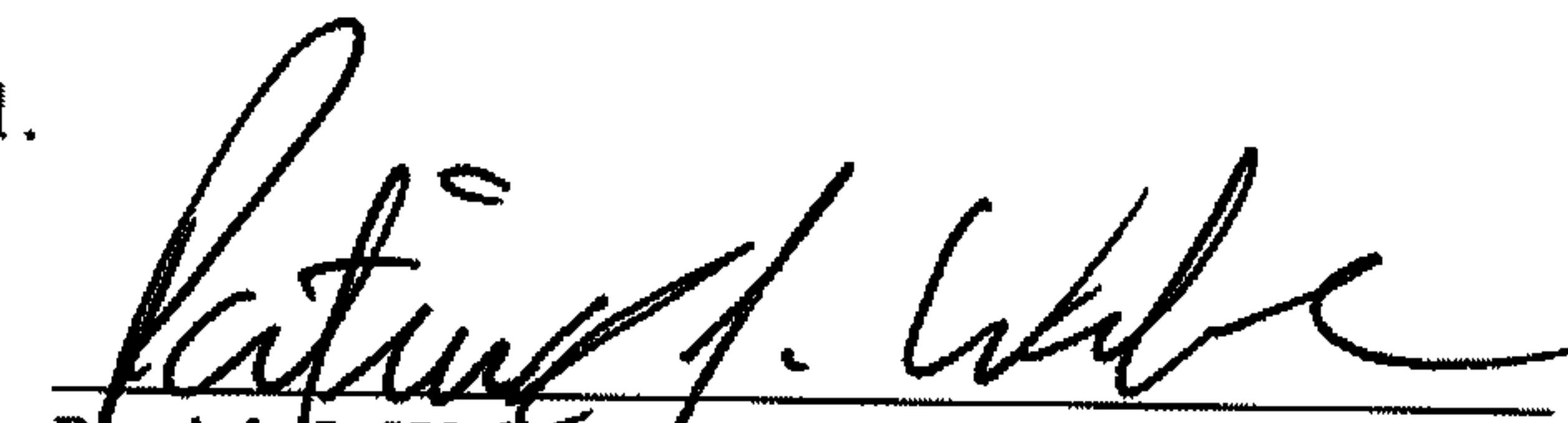

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Patrick J. Walsh and Elizabeth Walsh, as joint tenants, with right of survivorship**, and Grantee's heirs 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 of one grantee herein survives the other, the entire interest in fee simple shall pass

to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

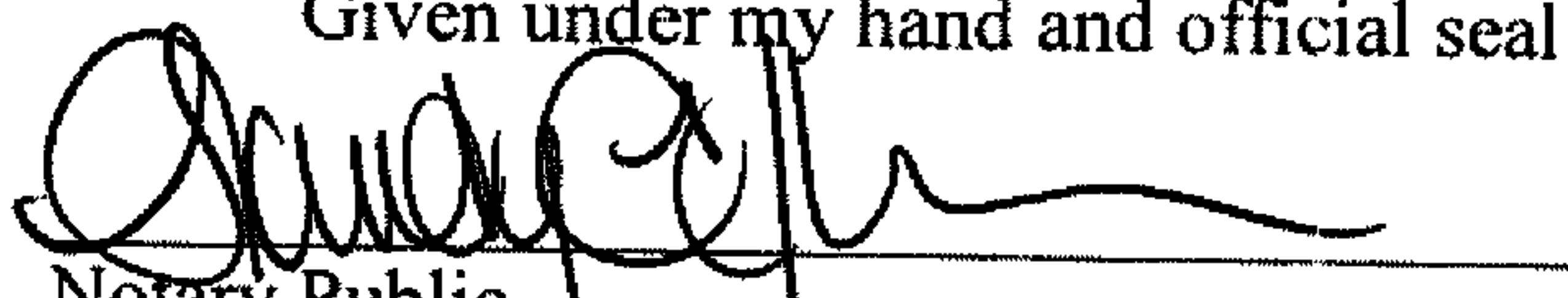
Given under my hand and seal this 21st day of July 2021.

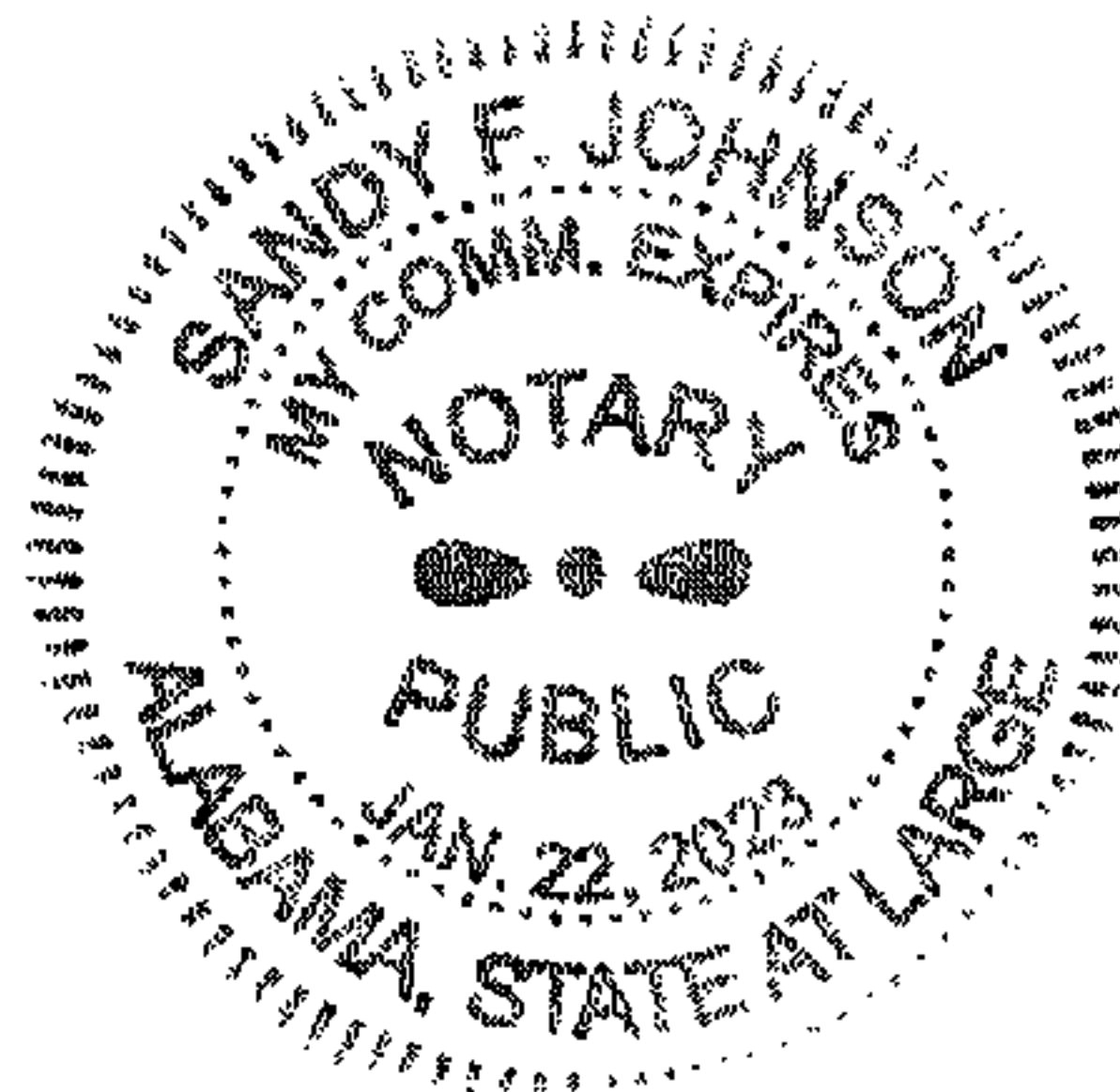

Patrick J. Walsh

Elizabeth Walsh

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patrick J. Walsh and Elizabeth Walsh, 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 on the day that same bears date.

Given under my hand and official seal on the 21 day of July 2021.


Notary Public
Commission Expires: 01/22/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2021 10:24:17 AM
\$89.50 JOANN
20210729000366260

Alvin S. Boyd