

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
68238067

QUIT CLAIM DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
109 Narrows Creek Drive
Birmingham, AL 35242(

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **ALVIN SCALES**, an unmarried man, and **ROBIN B. BLEVINS f/k/a ROBIN B. SCALES**, an unmarried woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents quitclaim, remise, and release unto **ROBIN B. BLEVINS**, an unmarried woman, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 41, ACCORDING TO THE AMENDED MAP OF NARROWS CREEK, AS RECORDED IN MAP BOOK 27 PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Prior Deed Reference: Instrument No. 20030805000509090.

Parcel ID Number: 58-09-4-20-1-005-003

Commonly Known As: 109 Narrows Creek Drive, Birmingham, AL 35242

Fair Market Value: \$267,600.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

This Deed is executed pursuant to the Divorce Agreement dated March 11, 2016, in Shelby County Court, Case Number DR 2015-900488, between ALVIN SCALES and ROBIN B. SCALES.

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The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 20th day of August, 20 20.

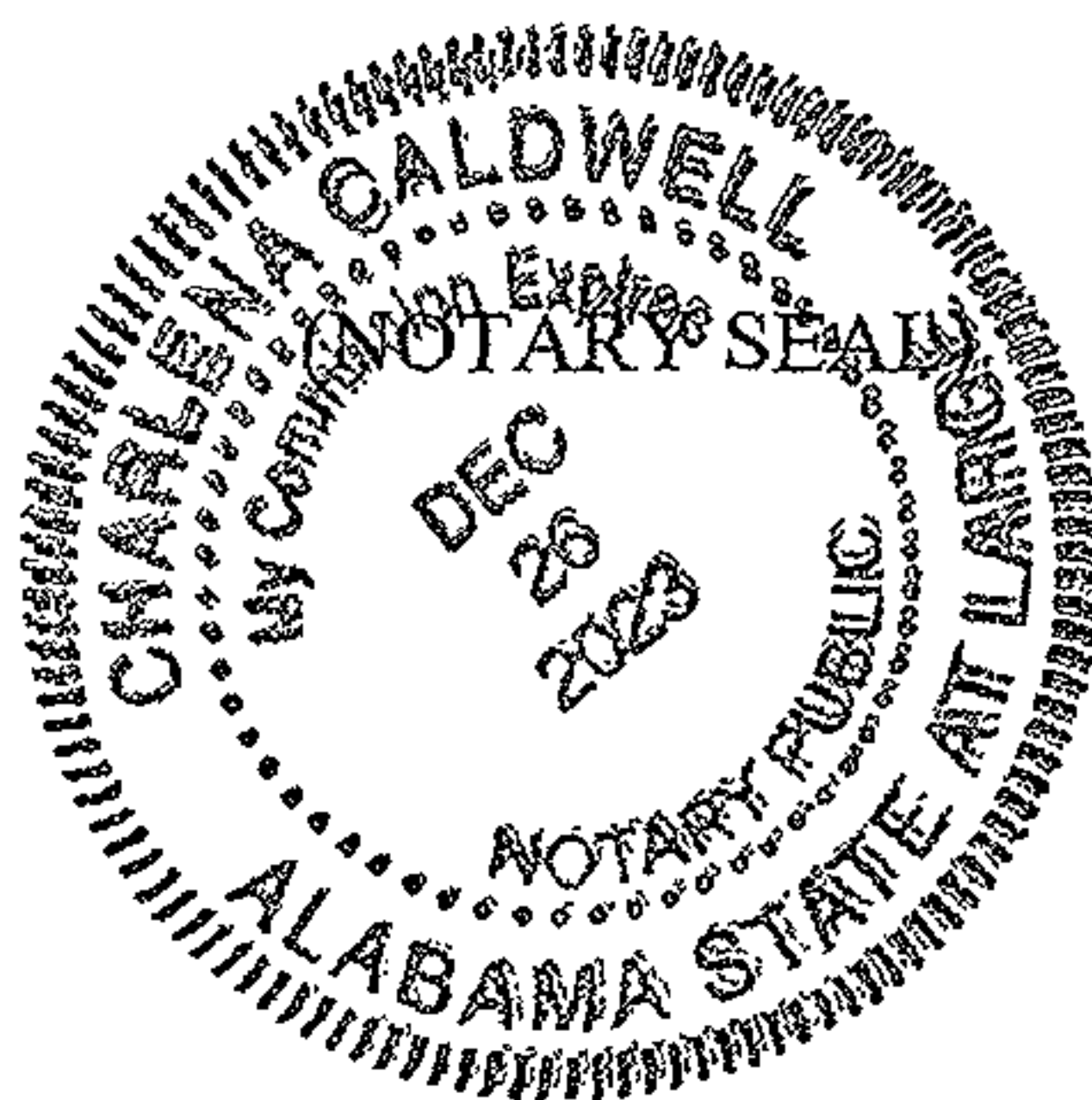
GRANTOR (1 of 2):

Alvin Scales
ALVIN SCALES

STATE OF Alabama)
COUNTY OF Shelby)

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **ALVIN SCALES**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of August, 20 20.



Charlena Caldwell
Notary Public
My commission expires: _____

Charlena Caldwell
My Commission Expires
12/26/2023

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Attached to and becoming a part of Deed between ALVIN SCALES, an unmarried man, and ROBIN B. BLEVINS f/k/a ROBIN B. SCALES, an unmarried woman, as Grantor(s), and ROBIN B. BLEVINS, an unmarried woman, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 20th day of August, 2020.

GRANTOR (2 of 2):

Robin B. Blevins f/k/a Robin B. Scales
ROBIN B. BLEVINS,
f/k/a ROBIN B. SCALES

STATE OF Alabama,
COUNTY OF Shelby

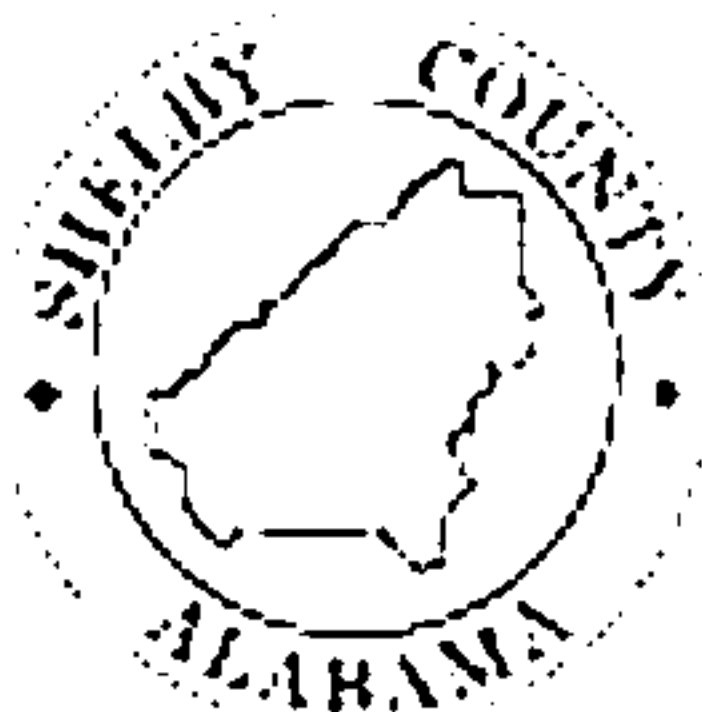
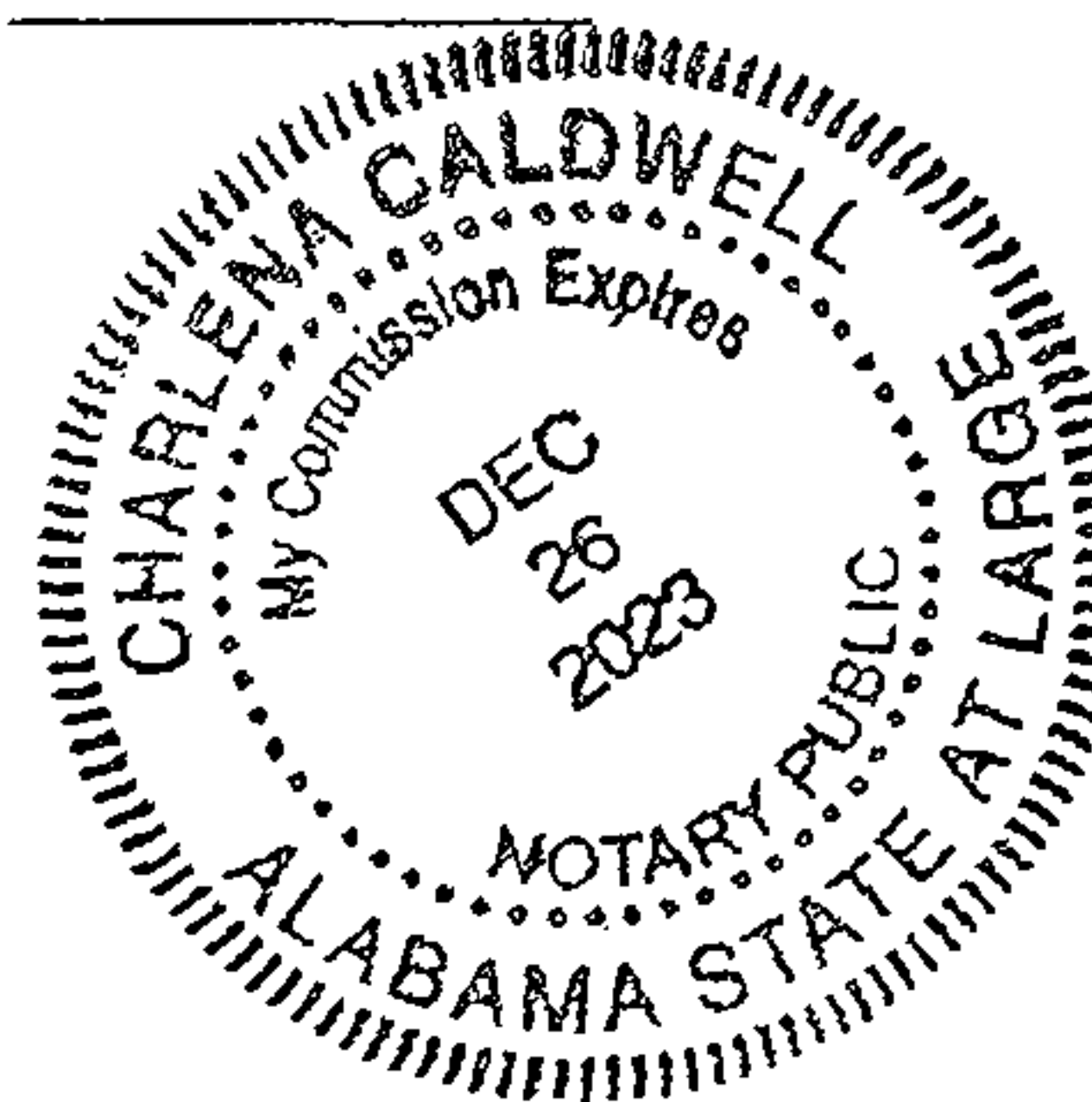
I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **ROBIN B. BLEVINS f/k/a ROBIN B. SCALES**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of August, 2020.

Charlena Caldwell
My Commission Expires
12/26/2023

Charlena Caldwell
Notary Public
My commission expires: _____

This instrument was prepared by (without benefit of title search):
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2021 03:09:35 PM
\$296.00 JOANN
20210929000476150

Allie S. Bayl