

20211110000543360
11/10/2021 08:36:58 AM
QCDEED 1/2

Commitment Number: 29196316

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

\$145.50 Transfer tax based on \$145,033.34 which is 1/3 the AMV of \$435,100.00

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12 6 13 0 000 001.145

QUITCLAIM DEED

Frederick Bates and Rita Bates, husband and wife, and Earline Reynolds, single, (daughter/mother), whose mailing address is **1720 Oak Park Ln., Hoover, AL 35080**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Frederick Bates and Rita Bates, husband and wife**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **1720 Oak Park Ln., Hoover, AL 35080**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property:

LOT 314, ACCORDING TO THE SURVEY OF THE WOODLANDS. SECTOR 3, AS RECORDED IN MAP BOOK 33, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT # 20200903000392080

Assessor's Parcel No: 12 6 13 0 000 001.145

Property Address is: 1720 Oak Park Ln., Hoover, AL 35080

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 30 October, 2021:

Frederick Bates

Frederick Bates

Rita Bates

Rita Bates

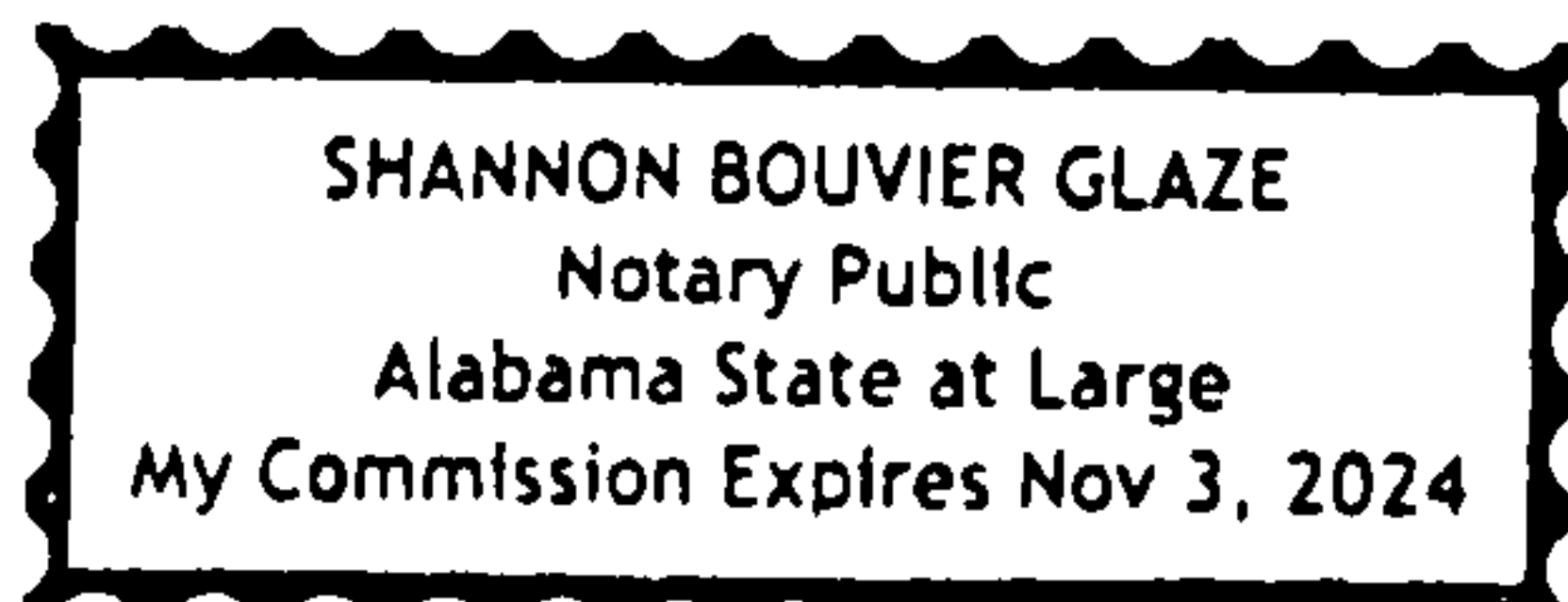
Earline Reynolds

Earline Reynolds

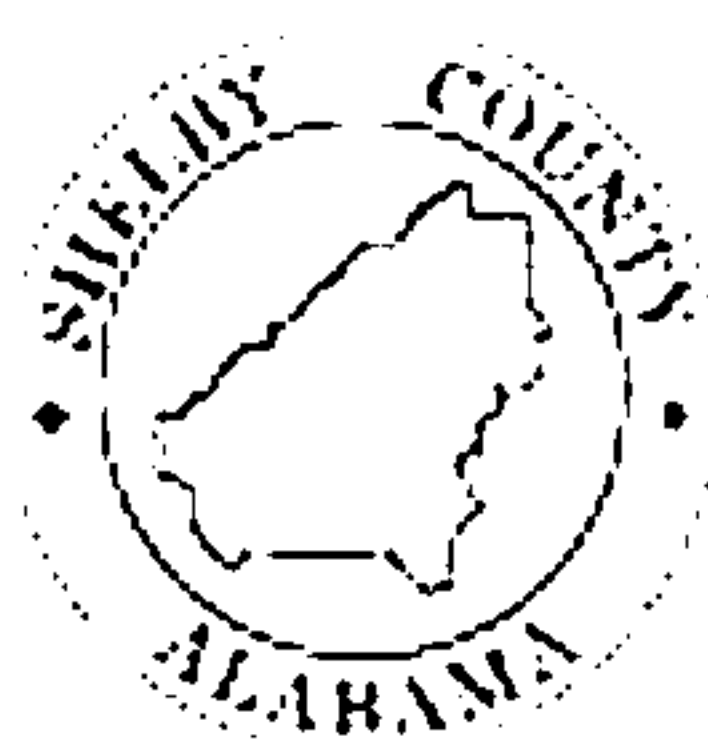
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Frederick Bates** and **Rita Bates** and **Earline Reynolds** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 30 day of October, 2021



Shannon Bouvier Glaze
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2021 08:36:58 AM
\$171.50 JOANN
20211110000543360

Allie S. Boyd