

20220203000049590
02/03/2022 11:14:20 AM
QCDEED 1/2

Send tax notice to:
Alfred E. Mills, Esther W. Mills and Alisa E. Tate
553 Chelsea Station Circle
Chelsea, AL 35043
CHL-21-150

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

Market Value \$315,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) **and other good and valuable** in hand paid to the undersigned, **Alfred E. Mills and Esther W. Mills, a married couple**, whose address is: **553 Chelsea Station Circle, Chelsea, AL 35043** (hereinafter referred to as "Grantor"), by **Alfred E. Mills, Esther W. Mills and Alisa E. Tate, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Jefferson County, Alabama, to-wit:

**LOT 63, ACCORDING TO THE SURVEY OF CHELSEA STATION, AS RECORDED IN
MAP BOOK 38, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA**

Property Address: **553 Chelsea Station Circle, Chelsea, AL 35043**

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 any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and is such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantors **Alfred E. Mills and Esther W. Mills**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 25 day of January, 2022.

Alfred E. Mills
Alfred E. Mills

Esther W. Mills
Esther W. Mills

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Alfred E. Mills and Esther W. Mills**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

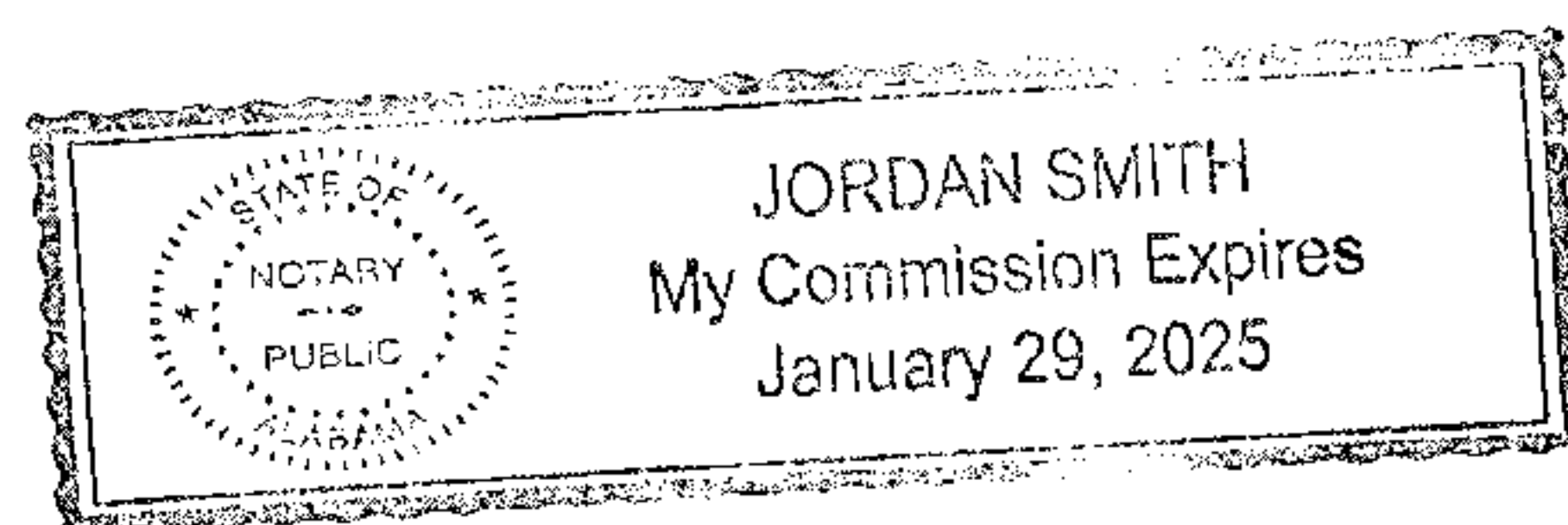
Given under my hand and official seal this the 25 day of January, 2022.

(NOTARIAL SEAL)

[Signature]
Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 11:14:20 AM
\$341.00 BRITTANI
20220203000049590**

Allie S. Bayl