

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:  
Cassy L. Bingham Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2 (205) 624-2121  
Pelham, AL 35124

Send Tax Notice to:  
Kevin A Serra  
1308 Deerhurst Ct.  
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Kevin A. Serra, an unmarried man and Ashley H. Serra, an unmarried woman**, the "Grantors" herein, in hand paid by **Kevin A. Serra**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantees all their right, title, interest, and claim in or to the following described real estate, to wit:


Lot 837, according to the Survey of Greystone Legacy 8<sup>th</sup> Sector, Phase II, as recorded in Map Book 31, Page 54 A, B and C, in the Probate Office of Shelby County, Alabama.

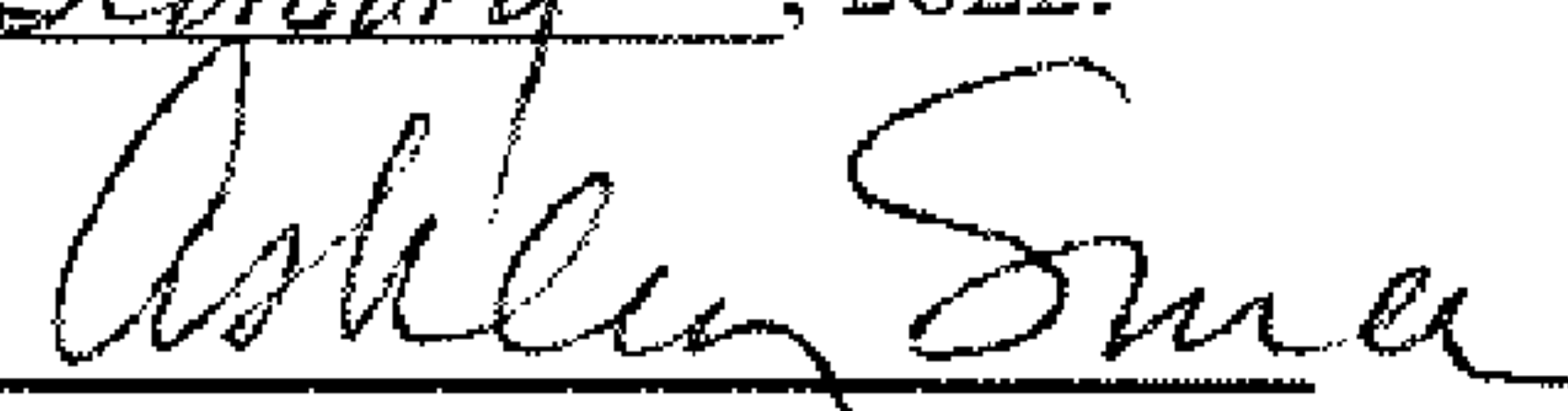
- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

\*\*\*It is the intent of Ashley H. Serra to relinquish and convey any and all right, title and interest in the above described property to Kevin A. Serra, as it is the case that Ashley H. Serra no longer resides at the property as her homestead residence.\*\*\*

TO HAVE AND TO HOLD to the said **Kevin A. Serra** and Grantee's heirs and assigns forever.

Given under my hand and seal this 14<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
**Kevin A. Serra**

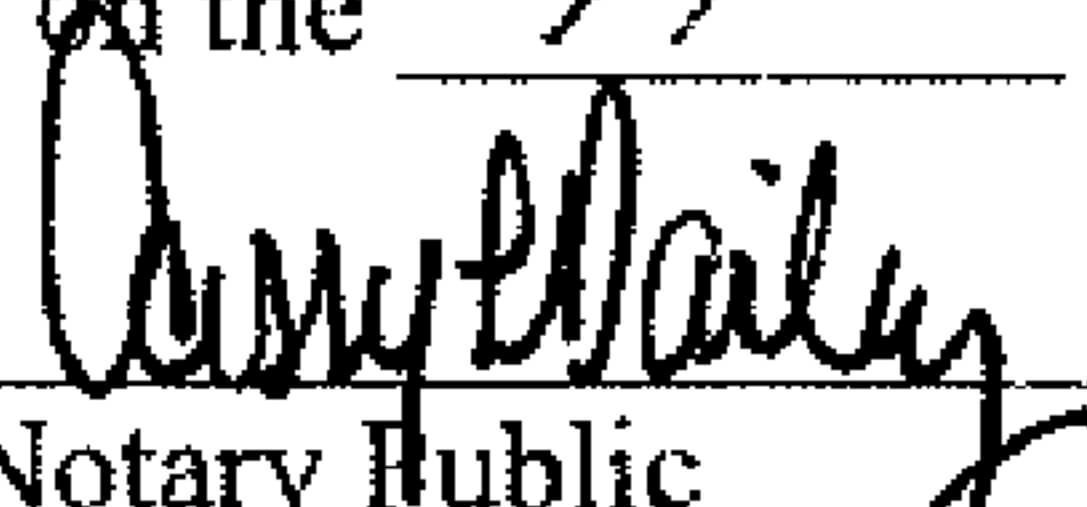
  
\_\_\_\_\_  
**Ashley H. Serra**

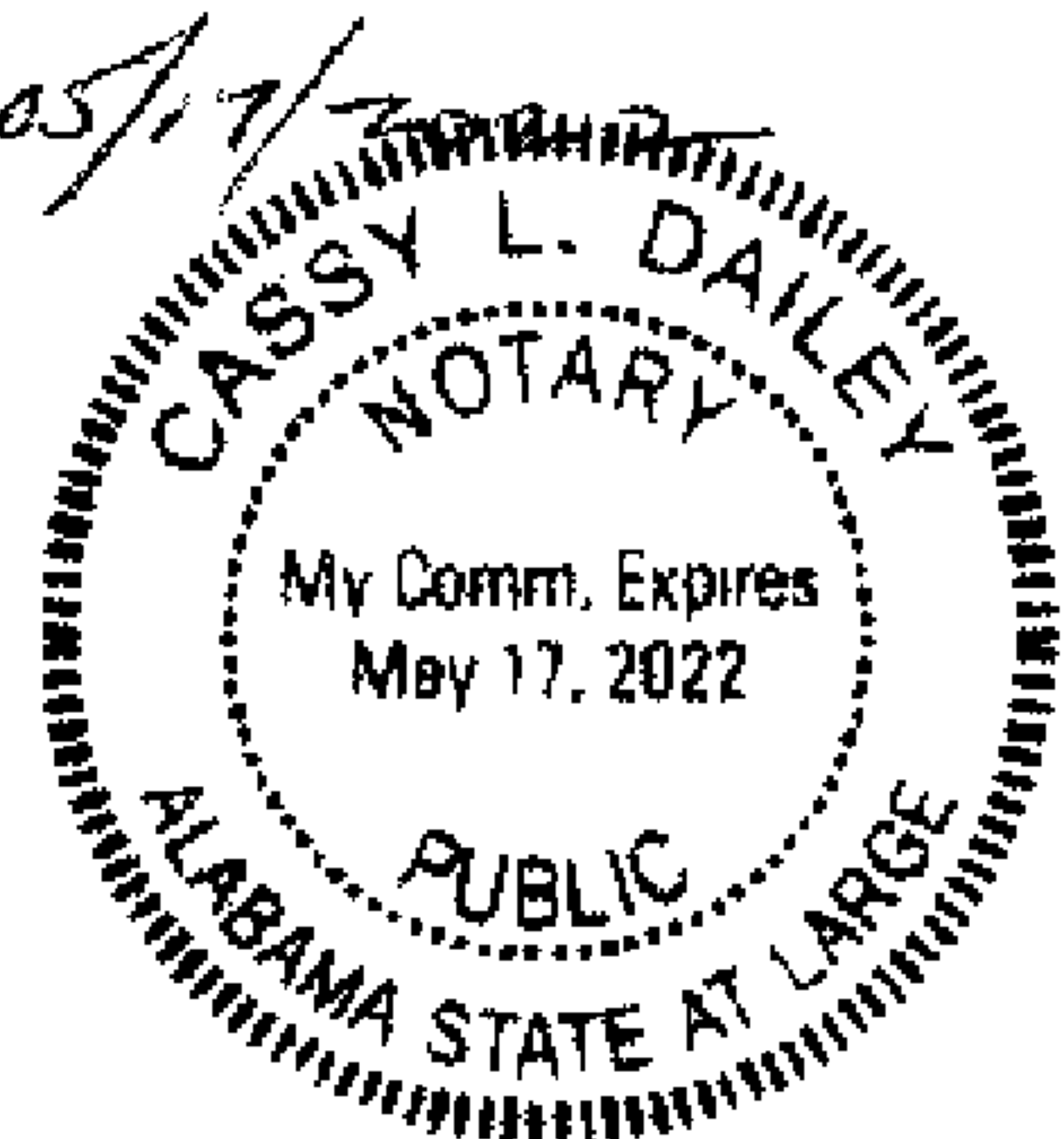
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Kevin A. Serra and Ashley H. Serra**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 14<sup>th</sup> day of February, 2022.

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2022 03:26:27 PM  
\$23.00 JOANN  
20220215000066620

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 05/17/2022



Property Address: 1308 Deerhurst Ct., Birmingham, AL 35242  
Grantor Address: 1308 Deerhurst Ct., Birmingham, AL 35242  
Grantee Address: 1308 Deerhurst Ct., Birmingham, AL 35242  
Value: \$1,000 \**deed being recorded for title curative purposes*  
Assessor Market Value: \$780,000.00

*Alvin S. Bayl*