

20220317000110200  
03/17/2022 11:12:29 AM  
QCDEED 1/3

**AFTER RECORDING RETURN TO:**

Vylla Title, LLC  
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10382554

**MAIL TAX STATEMENTS TO:**

**James Waller**  
173 Chelsea Station Drive  
Chelsea, AL 35043

This document prepared by:

George Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
7166343405

Parcel ID No.: 09 9 31 0 002 017.000

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**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 5 day of MARCH, 2022, by and between **James Waller, an unmarried man and Stephanie Denise Waller, an unmarried woman**, a mailing address of 173 Chelsea Station Drive, Chelsea, AL 35043, hereinafter referred to as Grantor(s) and **James Waller, an unmarried man**, a mailing address of 173 Chelsea Station Drive, Chelsea, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of THIRTY THOUSAND and NO/100 (\$30,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

**Lot 15, according to the Survey of Chelsea Station, as recorded in Map Book 38, page 109, in the Probate Office of Shelby County, Alabama.**

**BEING the same which D R Horton by Deed dated October 10, 2014 and recorded October 16, 2014 in the County of Shelby, State of Alabama in 201410160328110 conveyed unto James Waller and Stephanie Denise Waller.**

Also known as: 173 Chelsea Station Drive, Chelsea, AL 35043

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 5 day of March, 2022

James Waller  
James Waller

STATE OF Alabama  
COUNTY OF Shelby

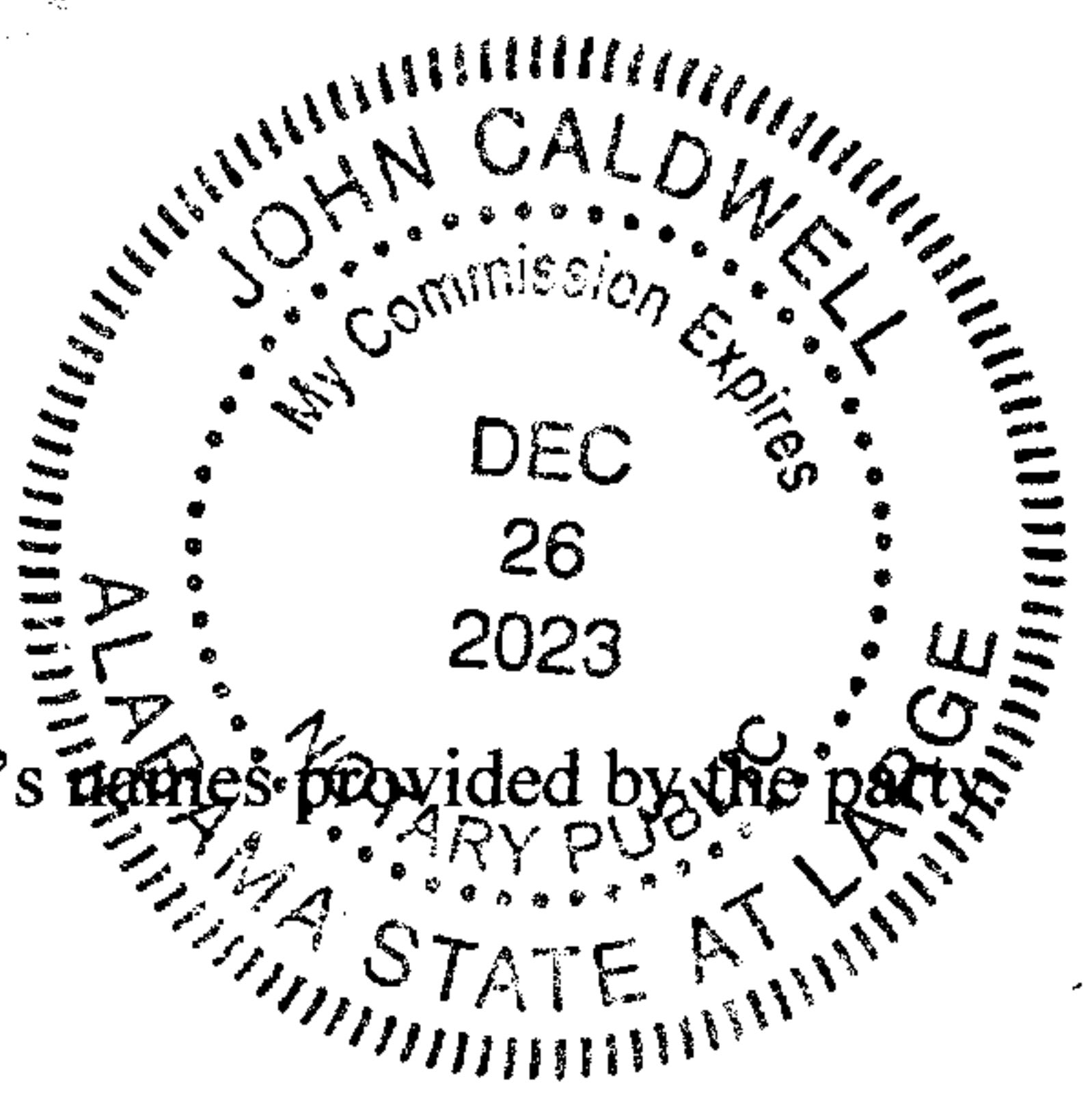
I, the undersigned, a Notary Public in and for said County and State, hereby certify that James Waller, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same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

Given under my hand and seal this the 5 day of March, 2022

John Caldwell  
Notary Public  
Print Name: John Caldwell  
My commission expires: John Caldwell

**My Commission Expires**

No title exam performed by the preparer. Legal description and party's names provided by the party.



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 5 day of March, 2022

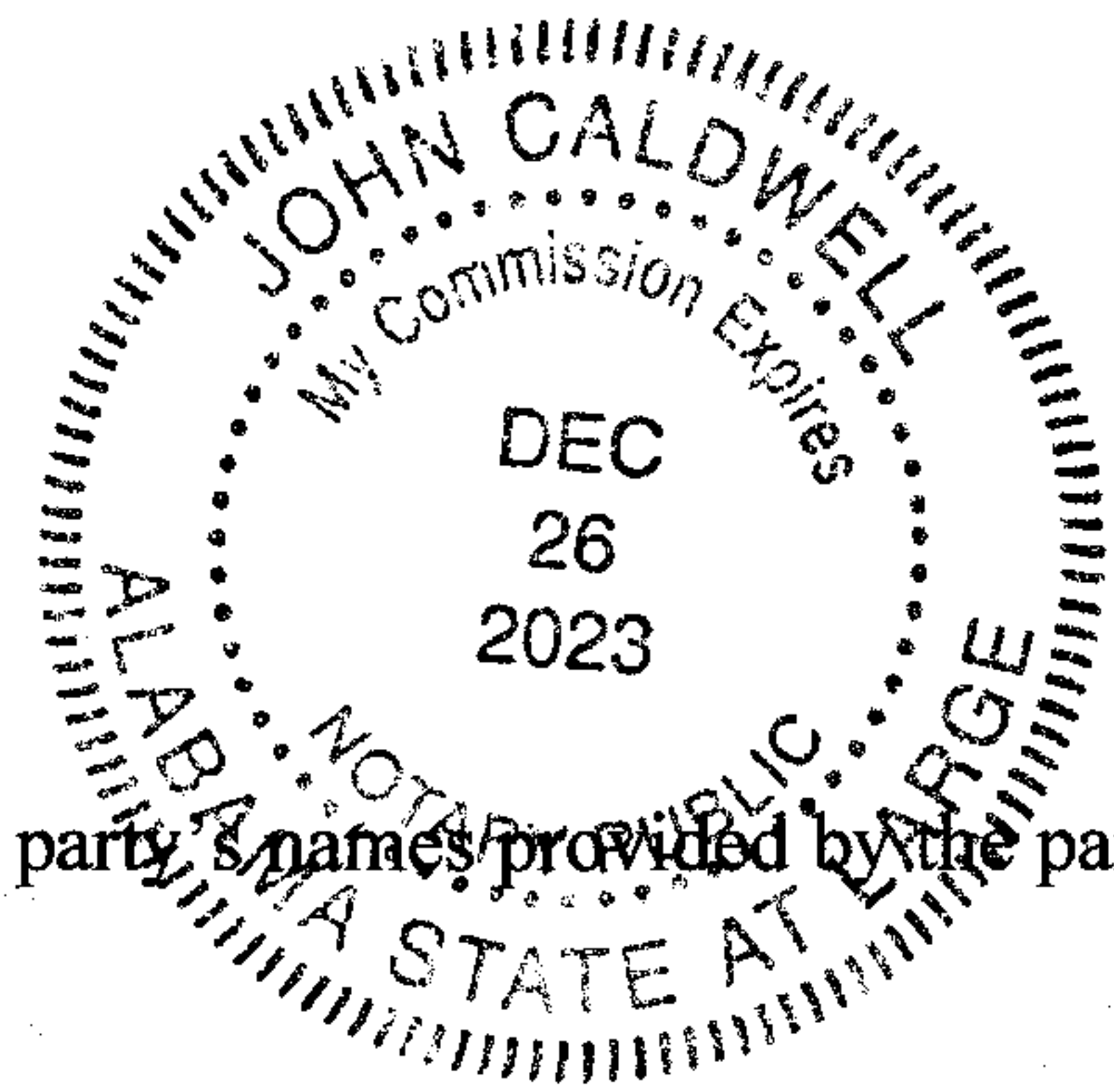
Stephanie Denise Waller  
Stephanie Denise Waller

STATE OF Alabama  
COUNTY OF Shelby

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

Given under my hand and seal this the 5 day of March, 2022

John Caldwell  
Notary Public  
Print Name: John Caldwell  
My commission expires: John Caldwell  
**My Commission Expires**  
**12/26/2023**



No title exam performed by the preparer. Legal description and party's names provided by the party.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2022 11:12:29 AM  
\$58.00 JOANN  
20220317000110200

Allie S. Bayl