

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by:

**Sandy F. Johnson**

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 3512

Send Tax Notice to:

(Name) Lora L. Ramey

(Address) 65 Magnolia Way

Montevallo, AL 35115

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**QUIT CLAIM DEED**

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Kelly Ramey, a single woman, Lora L. Ramey, a single woman, and James Allman, a single man**, whose mailing address is **65 Magnolia Way, Montevallo, AL 35115**, the “Grantor” herein, in hand paid by **Lora L. Ramey and James Allman**, whose mailing address is: **65 Magnolia Way, Montevallo, AL 35115**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, having an address of **65 Magnolia Way, Montevallo, AL 35115**, to wit:

Lot 1, according to the Final Plat Ramey Family Subdivision, as recorded in Map Book 53, Page 8 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.**

Situated in **Shelby County, Alabama**.

TO HAVE AND TO HOLD to the said **Lora L. Ramey and James Allman**, as joint tenants, with **right of survivorship**, and Grantee’s heirs and assigns forever; 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 the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass

to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

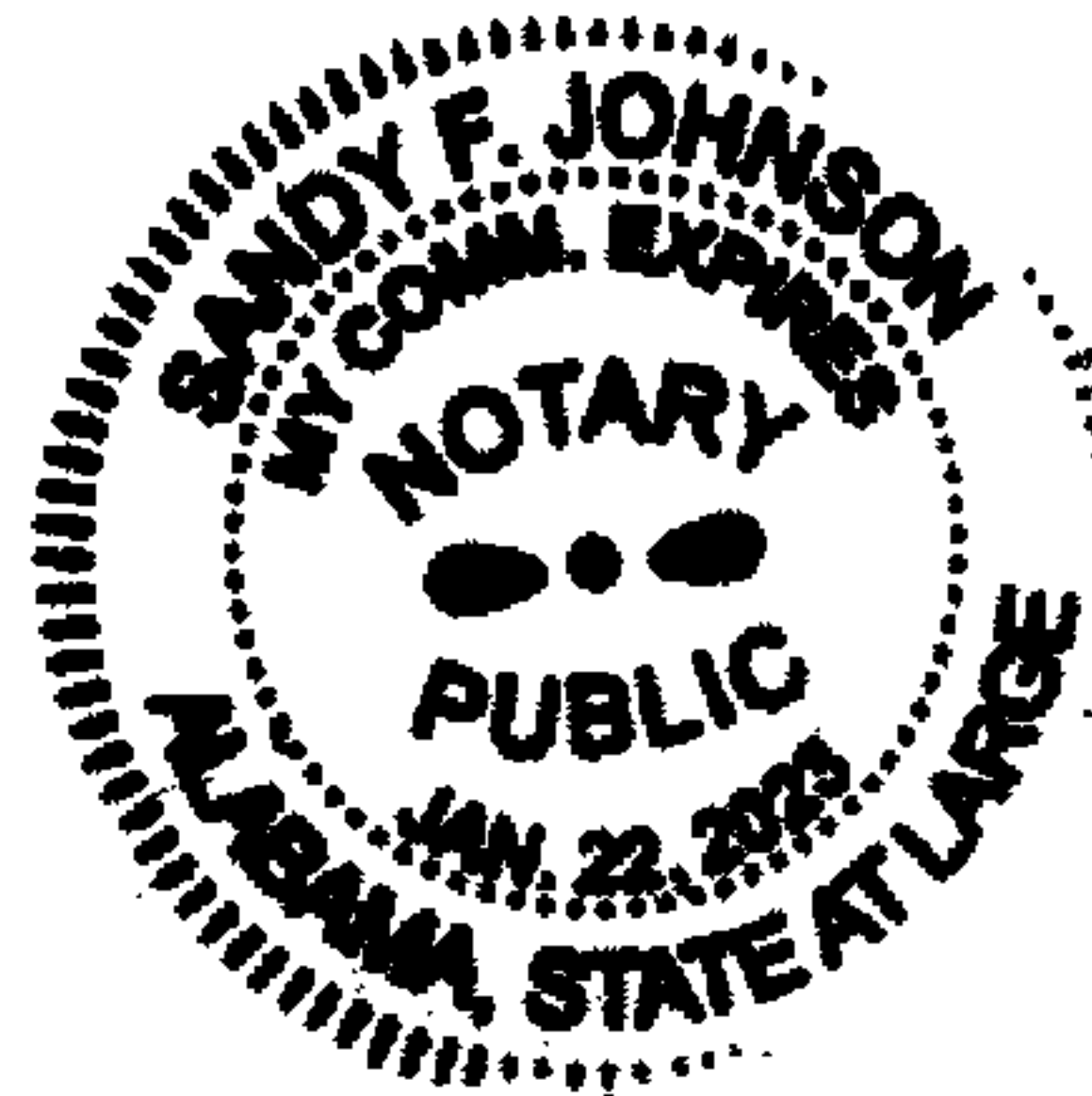
Given under my hand and seal this 20<sup>th</sup> day of July 2022.


Kelly Ramey  
Kelly Ramey

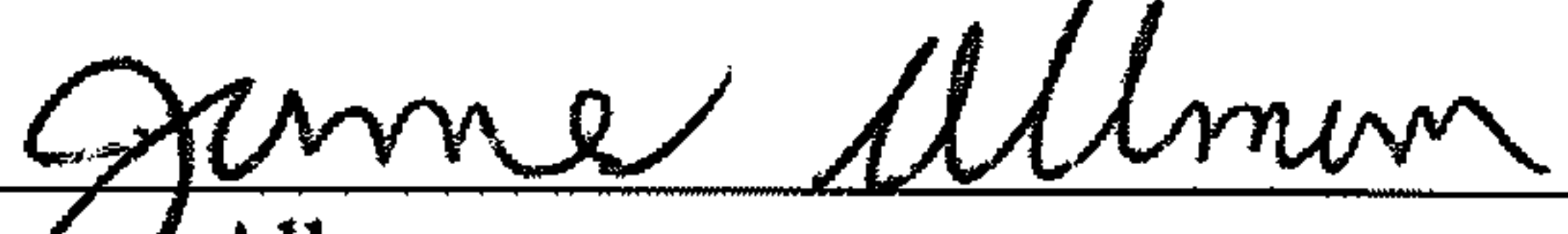
STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kelly Ramey, who 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 the conveyance, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 20<sup>th</sup> day of July 2022.  
[Signature]  
Notary Public  
Commission Expires: 1/22/23

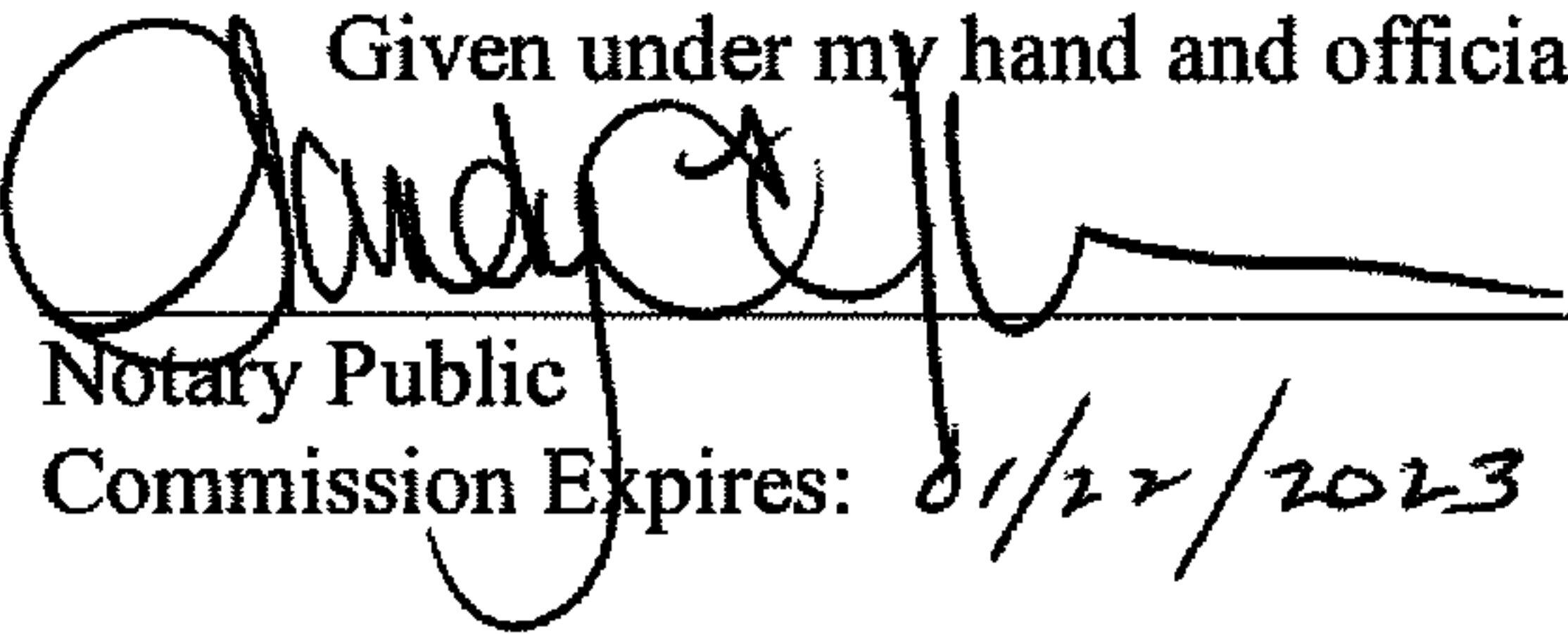


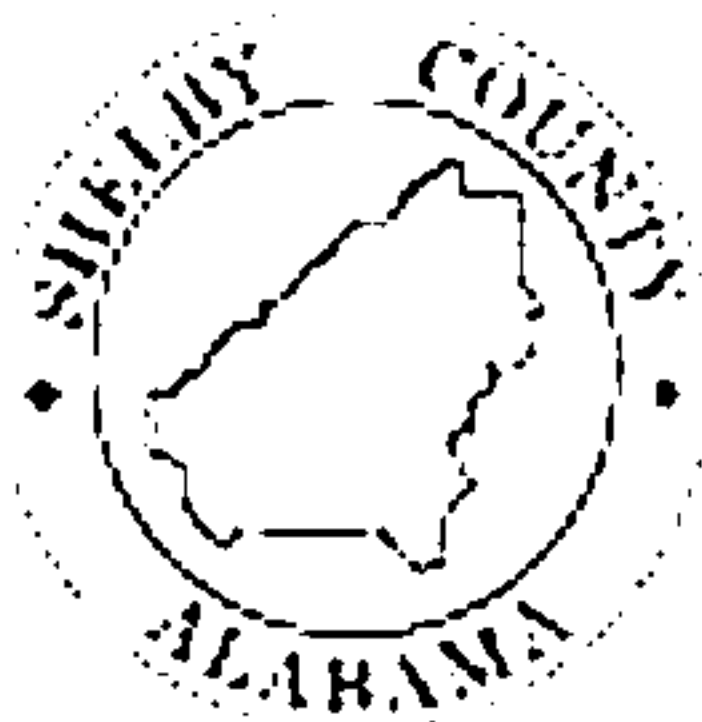
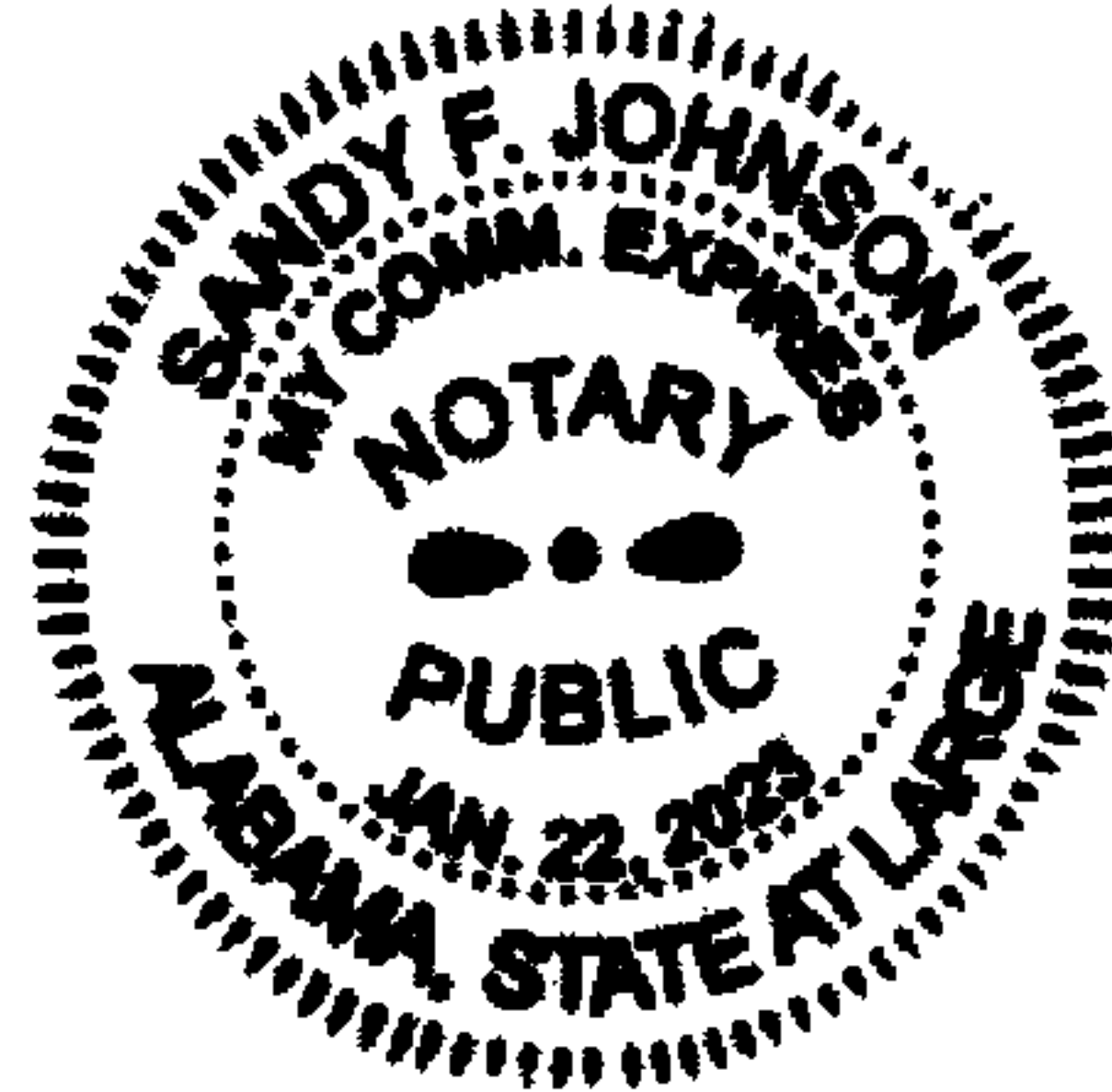
  
Lora L. Ramey

  
James Allman

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lora L. Ramey and James Allman, who 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 the conveyance, she executed the same voluntarily on the day that same bears date.

  
Given under my hand and official seal on the 21 day of July 2022.  
Notary Public  
Commission Expires: 01/22/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2022 01:51:31 PM  
\$62.50 BRITTANI  
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