

20230105000004130
01/05/2023 10:10:54 AM
QCDEED 1/3

Send Tax Notice to:
Brandon Lee Blankenship and
Donnalee D. Blankenship
117 Windsor Circle
Pelham, AL 35124

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

ASSESSED VALUE: \$437,400.00

QUITCLAIM DEED JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned **Donnalee Davis Blankenship and husband, Brandon L. Blankenship (herein referred to as "Grantor," whether one or more)**, whose mailing address is

117 Windsor Circle, Pelham, AL 35124

by **Brandon Lee Blankenship and Donnalee D. Blankenship, (herein referred to as "Grantee," whether one or more)**, whose mailing address is

117 Windsor Circle, Pelham, AL 35124

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 property, which has a mailing address of **117 Windsor Circle, Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Donnalee Davis Blankenship is one and the same person as Donnalee D. Blankenship.

Brandon L. Blankenship is one and the same person as Brandon Lee Blankenship.

This Quit Claim Deed is intended to remove the life estate provision as provided for in that certain Special Warranty Deed recorded at Instrument #20080909000358440, Shelby County Judge of Probate, Alabama.

TO HAVE AND TO HOLD to said Grantee as joint tenants, with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever. It is 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.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 17th day of November, 2022.

Donnalee Davis Blankenship
Donnalee Davis Blankenship

Brandon L. Blankenship
Brandon L. Blankenship

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Donnalee Davis Blankenship and Brandon L. Blankenship, whose name(s) is/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 on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2022.

Sandy F. Johnson
Notary Public
My Commission Expires: 1/22/23

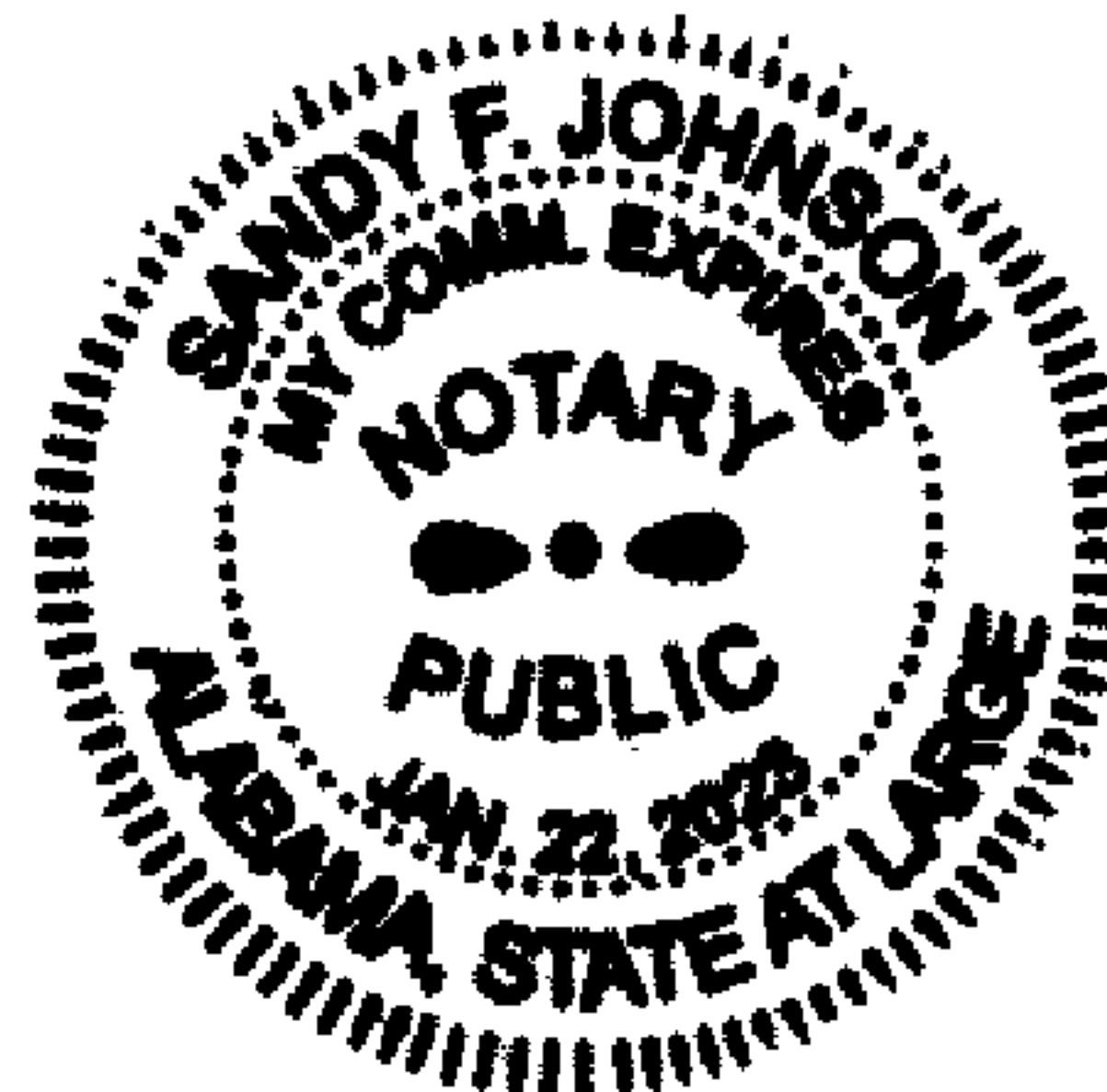
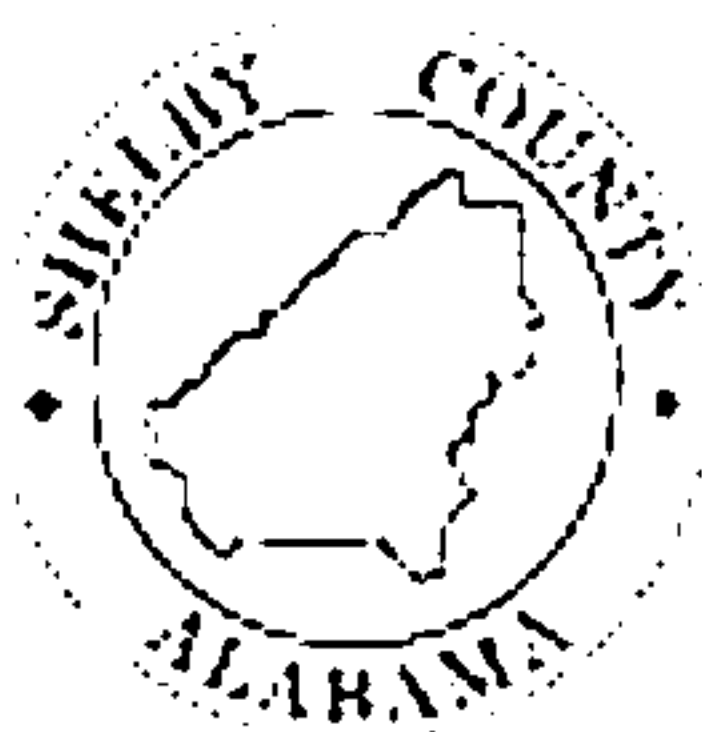


EXHIBIT A

Property 1: Lot 5, according to the Survey of Weatherly Windsor Sector 9, as recorded in Map Book 17, Page 125, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2023 10:10:54 AM
\$467.50 BRITTANI
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Allen S. Bayl