


This Instrument Prepared By:
Shannon R. Crull, PC
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice To:
Balough, Maureen
100 Grant Circle
Calera, AL 35040

QUITCLAIM DEED


20230130000024310 1/2 \$243.00
Shelby Cnty Judge of Probate, AL
01/30/2023 12:18:34 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

Know All Men by These Presents:

That for and in consideration of the sum of **Five Hundred and No/100 (\$500.00)** to the undersigned Grantors (whether one or more), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Matthew Watts**, an unmarried person, nor that of his spouse, if any, (herein referred to as Grantor) hereby remise, release, quitclaim, grant, sell, and convey unto: **Maureen Balough**, (herein referred to as Grantee) all of my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

Lot 221, according to the Survey of Savannah Pointe Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of title: Instrument No. 20210325000150750 filed on 03/25/21.

This deed was prepared by Shannon Reid Crull without the benefit of a survey or title review. The information contained herein is based solely on information provided by the parties.

The consideration stated is not actual. The property value as determined by the Shelby County Tax Assessor's 2023 records is \$215,000.00 and is stated for the purpose of calculating the transfer tax only as no money was actually paid by Grantor or received by Grantee.

To Have and to Hold to the said Grantee, her heirs and assigns forever.

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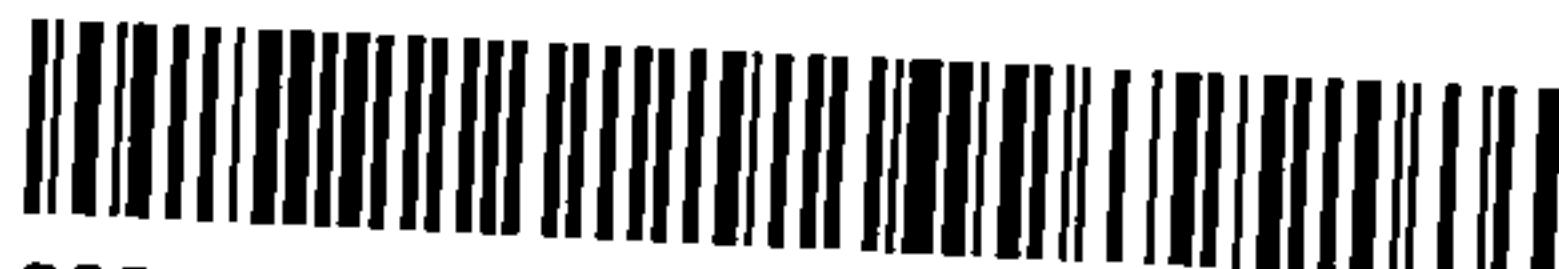
Shelby County, AL 01/30/2023
State of Alabama
Deed Tax: \$215.00

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal on the 27 day of January, 2023.



Matthew Watts (Seal)

Notary Acknowledgment


20230130000024310 2/2 \$243.00
Shelby Cnty Judge of Probate, AL
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STATE OF _____)
COUNTY OF _____)

I, Kyndal Chase Goalen, a Notary Public in and for said County, in said State, hereby certify that **Matthew Watts**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of January, 2023.



Notary Public:
My Commission Expires: 6/12/2023

Kyndal Chase Goalen
Notary Public, Alabama State At Large
My Commission Expires June 12, 2023

The property address is 100 Grant Circle, Calera, AL 35040

The mailing address of the Grantor is: 100 Grant Circle, Calera, AL 35040

The mailing address of the Grantee is: 100 Grant Circle, Calera, AL 35040