

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) Kelly Ramey
(Address) 69 Magnolia Way
Montevallo, AL 35115

QUIT CLAIM DEED

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, and Lora L. Ramey, a single woman, whose mailing address is 65 Magnolia Way, Montevallo, AL 35115**, the "Grantor" herein, in hand paid by **Kelly Ramey and Lora L. Ramey, 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 69 Magnolia Way, Montevallo, AL 35115, to wit:

Lot 2, 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.**

SOURCE OF TITLE: Warranty Deed recorded at Instrument #20180829000311940 in the Probate Office of Shelby County, Alabama.

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Kelly Ramey and Lora L. Ramey, 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.

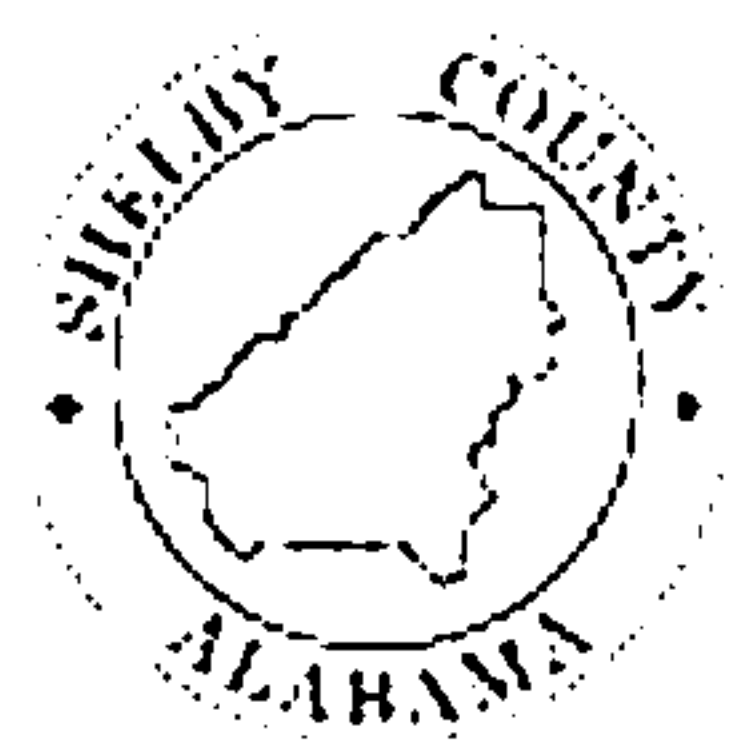
Given under my hand and seal this 14th day of April, 2023.

Kelly Ramey
Kelly Ramey
Lora L. Ramey
Lora L. 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 and Lora L. Ramey, 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 on the day that same bears date.

Given under my hand and official seal on the 14th day of April, 2023.
Sandy F. Johnson
Notary Public
Commission Expires: 1/9/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2023 01:00:40 PM
\$37.50 BRITTANI
20230417000110510

Allie S. Boyd