

Prepared By:
Mr. marcus davis
705 Prestwick Dr
Dothan, Alabama 36305

After Recording Return To:
Brad Ward
1077 Crawford Ct
Chelsea, Alabama 35043



20230605000168800 1/3 \$223.00
Shelby Cnty Judge of Probate, AL
06/05/2023 10:43:36 AM FILED/CERT

TAX PARCEL ID #: 09 7 36 4 002 010.000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Ann davis ("Grantor") , whose address is 705 Prestwick Dr, Dothan, Alabama 36305, and . ("Grantor"), whose address is , , hereby **REMISE, RELEASE AND FOREVER QUITCLAIM TO** Mr. Brad Ward ("Grantee") , whose address is 1077 Crawford VCt, Chelsea, Alabama 36043, all right, title, interest and claim to the following real estate property located at 1077 Crawford Ct in the City/Township of Chelsea, located in the County of Shelby and State of Alabama and ZIP code of 35043, to-wit:

Property having Lot No.6-10, with the Section No. 6, and having the following description: lot 6-10, according to the Plat of Chelsea Park 6th sector, as Recorded in Map Book 37, Page 13, in the Office of the Judge of Probate Office of Shelby County, Alabama .

FOR VALUABLE CONSIDERATION, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of , and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)
Ann davis

(Grantor's or Authorized Representative's Signature)

(Grantee's or Authorized Representative's Signature)
Brad Ward

(Grantee's or Authorized Representative's Signature)

FMU
\$194,700

Shelby County, AL 06/05/2023
State of Alabama
Deed Tax: \$195.00

Signed in our presence:

Karen Wakefield
(Witness #1 Signature)

Karen Wakefield
(FIRST WITNESS NAME TYPED)

Geo Wakefield
(Witness #2 Signature)

George Wakefield
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Brad Ward
1077 Crawford VCt
Chelsea, Alabama 36043

Grantor's Address:

Mrs. Ann Davis
705 Prestwick Dr
Dothan, Alabama 36305

Mail Subsequent Tax Bills To:

Brad Ward
1077 Crawford Ct
Chelsea, Alabama 35043



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STATE OF ALABAMA

COUNTY OF SHELBY

)
)
) SS.



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The foregoing Quit Claim Deed was acknowledged before me on 6/1/2023 by Mrs. Ann davis and . , who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Julie B. Headley

(Signature of Notary)

Julie B. Headley

(Printed Notary Name) Shelby, Alabama

My Commission expires:

03/13/2027

