

Send Tax Notice to:
Evelyn Fancher

421 Cross Path Dr.
Alabaster, AL 35007

***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:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Actual Value: \$32,000.00

QUITCLAIM DEED

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

Seth Watts, an unmarried man (herein referred to as "Grantor," whether one or more), whose mailing address is

421 Cross Path Drive, Alabaster, AL 35007

by **Evelyn Fancher**, (herein referred to as "Grantee," whether one or more), whose mailing address is

421 Cross Path Drive, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **21 Oakdale Drive, Montevallo, AL 35115,**

and more particularly described as:

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

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 26th day of September, 2023.

Seth Watts

Seth Watts

20231003000295500

10/03/2023 12:01:33 PM

DEEDS 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Seth Watts whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2023.

Cassy Dailey

Notary Public

My Commission Expires: 5-2-26

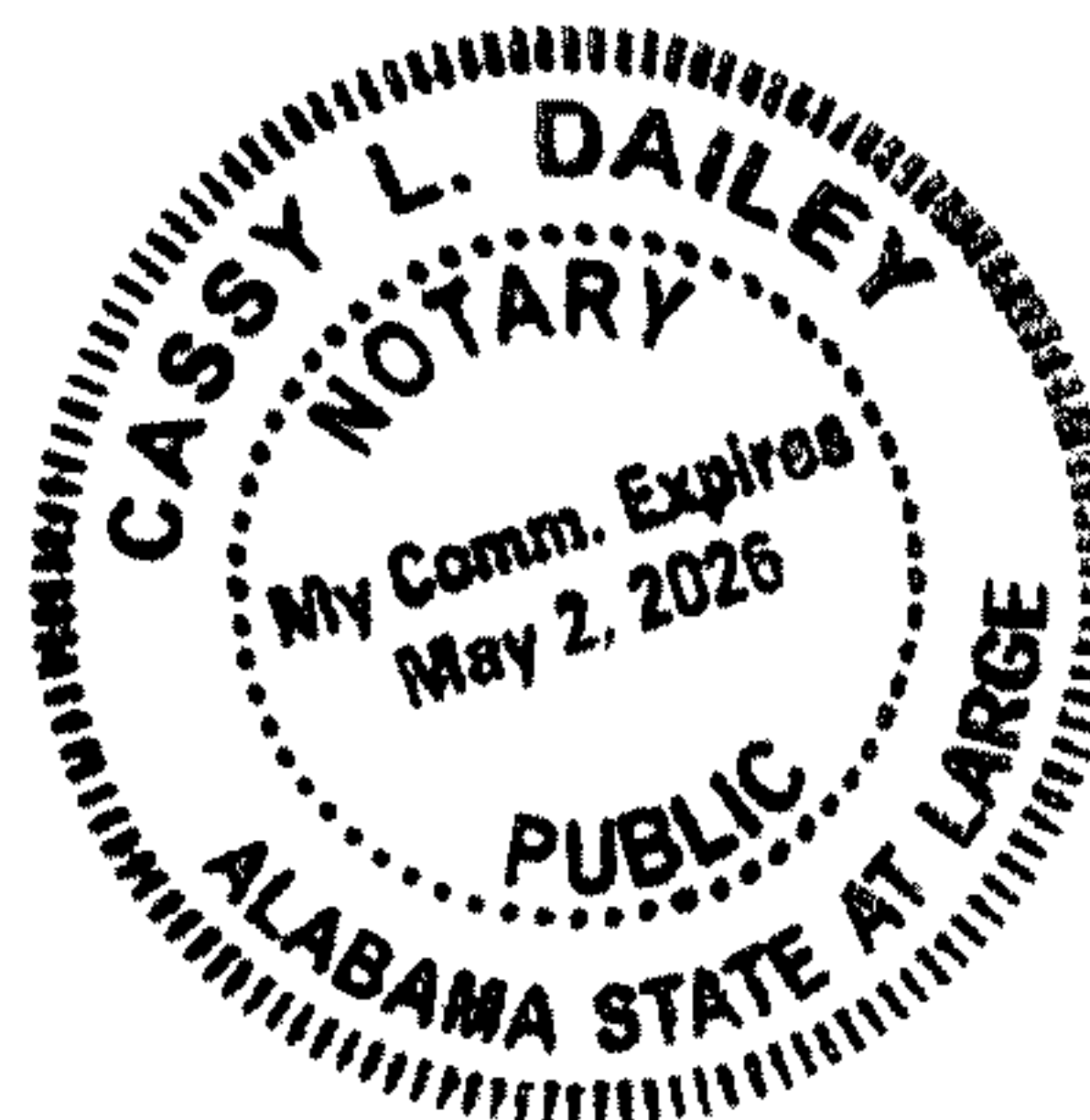


EXHIBIT A

Lot No. 21, according to the map of Oakdale Estates recorded in Map Book 5, page 98, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2023 12:01:33 PM
\$57.00 CHARITY
20231003000295500**

Allie S. Bayl