

**THIS INSTRUMENT PREPARED BY (and
when recorded return to):
Sharon D. Davis, Attorney
BLOUNT HUGHES, LLC
7127 Gadsden Highway, Suite 207
Trussville, AL 35173
sdavis@bhlawllc.com
(205) 383-1875**

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA)
)
SHELBY COUNTY) QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in valuable consideration of Ten Dollars and no cents (\$10.00), the undersigned **JAMES FRED DEASON**, a widower, **(hereinafter referred to as “GRANTOR”)**, and the only survivor from that certain deed with instrument number 20210811000391630 recorded in Shelby County, Alabama, Judge of Probate’s Office, hereby **REMISES, RELEASES, QUIT CLAIMS, GRANTS, SELLS, AND CONVEYS** the following interests in the property as identified and described below to **JAMES FRED DEASON**, a widower, **AND KIMBERLY F. COMER**, a married woman **(hereinafter referred to as “GRANTEES”)** as joint tenants with right of survivorship. Said interest pertains to, their rights, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS POINT - PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

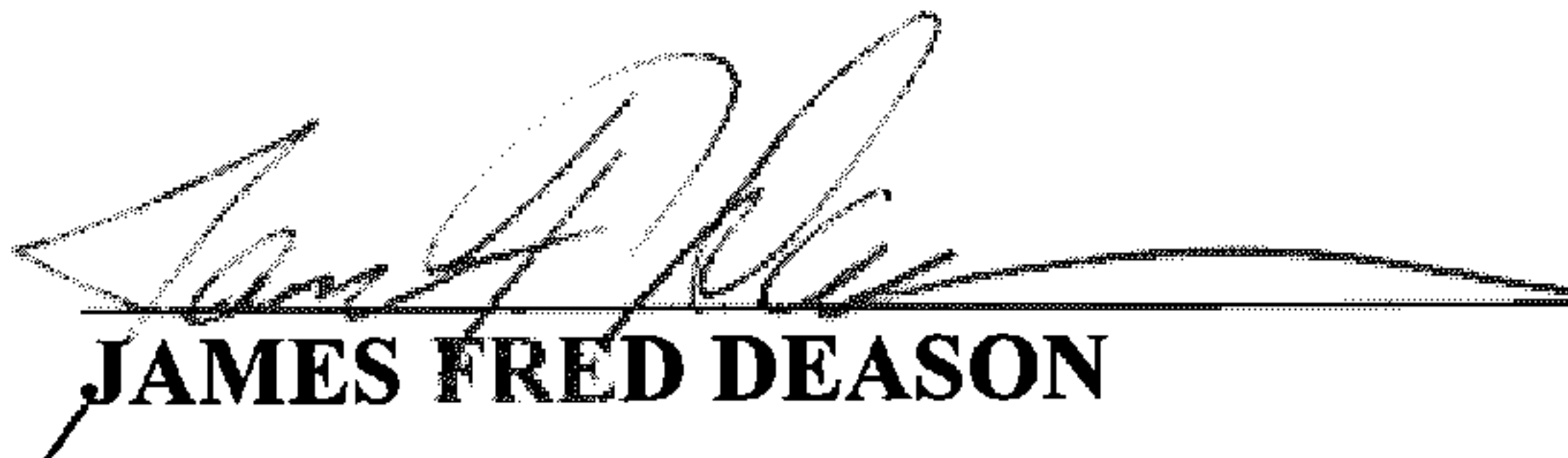
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to said **GRANTEES**, as joint tenants with right of survivorship, forever.

Grantee's Address (and send tax notice to):

James Fred Deason
144 Narrows Point Ct.
Birmingham, AL 35242

Given under my hand and seal, this the 30 day of October, 2023

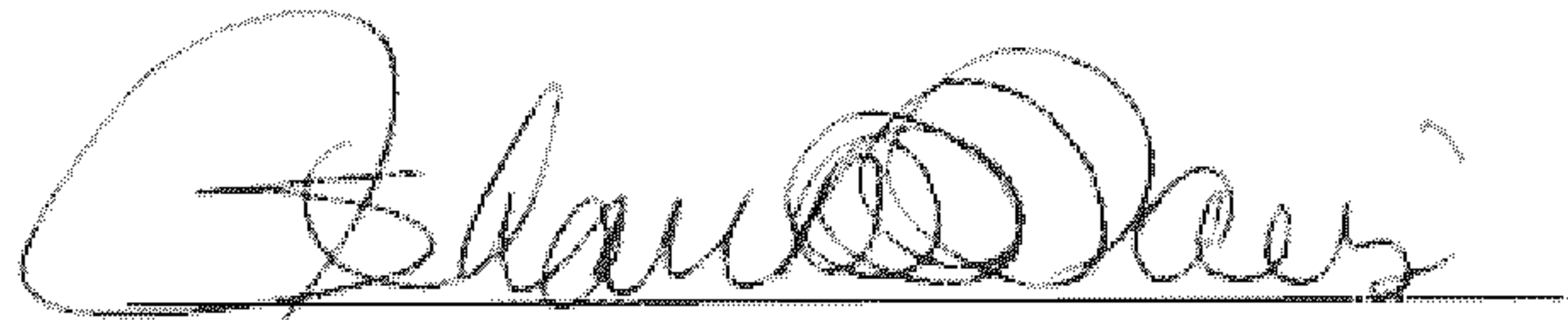
 (GRANTOR)
JAMES FRED DEASON

STATE OF ALABAMA
Jefferson **COUNTY**

) **ACKNOWLEDGMENT**
)

I, Sharon D. Davis, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES FRED DEASON**, whose names 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 30 day of October, 2023.



Notary Public

My Commission Expires: 9-11-2026

**State
File
Number**

101 2022-44905

1. DECEASED LEGAL NAME Marjorie Irene Deason										2. DATE AND TIME OF DEATH Sep 20, 2022 0021	
3. ALIAS NAME(IF ANY) None Given										4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby			6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Birmingham, 35242					7. PLACE OF DEATH 144 Narrows Point Court			
8. SEX Female			9. LAST NAME PRIOR TO FIRST MARRIAGE Harbuck						10. SERVED IN ARMED FORCES No		
11. AGE 82		UNDER 1 YEAR MONTHS		UNDER 1 DAY DAYS		12. DATE OF BIRTH Oct 12, 1939		13. BIRTHPLACE (State or Foreign Country) Alabama		14. SOCIAL SECURITY NUMBER [REDACTED]	
15. MARITAL STATUS Married			16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE James Fred Deason						17. RESIDENCE STATE Alabama		
18. RESIDENCE COUNTY Shelby			19. CITY, TOWN OR LOCATION AND ZIP CODE Birmingham, 35242					20. STREET ADDRESS 144 Narrows Point Court			
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS James Fred Deason, Husband, 144 Narrows Point Court, Birmingham, AL 35242											
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE James Madison Harbuck Jr							23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Marjorie Gilmore				
24. DISPOSITION OF BODY Cremation			25. CEMETERY OR CREMATORY Cremation Center of Birmingham					26. LOCATION Woodstock, Alabama			
27. DATE OF DISPOSITION Sep 22, 2022			28. FUNERAL DIRECTOR OR OTHER AGENT Amy S Millette					29. LICENSE NUMBER		30. DATE SIGNED Oct 7, 2022	
31. FUNERAL HOME NAME AND ADDRESS Cremation Ctr of Birmingham-Woodstock, 732 Montg. Hwy 360, Hoover, AL 35216										32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Coroner											
34. NAME David J Lash, Deputy Coroner							35. LICENSE NUMBER		36. DATE SIGNED Oct 7, 2022		
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH PO Box 1321, Columbiana, Alabama 35051											
38. REGISTRAR Nicole Henderson Rushing										39. DATE FILED Oct 10, 2022	

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH										INTERVAL							
IMMEDIATE CAUSE												days					
A. Pneumonia																	
DUE TO (OR AS A CONSEQUENCE OF):																	
B. Cardiovascular Disease												months					
DUE TO (OR AS A CONSEQUENCE OF):																	
C.																	
DUE TO (OR AS A CONSEQUENCE OF):																	
D.																	
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH																	
42. MANNER OF DEATH				43. PREGNANT (IF FEMALE)				44. AUTOPSY		45. FINDINGS CONSIDERED		46. TOXICOLOGY		47. FINDINGS CONSIDERED		48. TOBACCO USE CONTRIBUTED TO DEATH	
Natural Causes								No				No				Unknown	
49. HOW INJURY OCCURRED																	
50. DATE AND TIME OF INJURY						51. INJURY AT WORK				52. IF TRANSPORTATION INJURY, SPECIFY							
53. PLACE OF INJURY						54. LOCATION OF INJURY											

ADPH HS E2/REV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2022-449-413-0

October 19, 2022

Nicole Henderson Rushing
State Registrar of Vital Statistics

ANY ALTERATIONS VOID THIS DOCUMENT

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name James Fred Deason
 Mailing Address 144 Narrows Point Ct.
Birmingham, AL 35242

Grantee's Name James Fred Deason and Kimberly F. Comer
 Mailing Address 144 Narrows Point Ct.
Birmingham, AL 35242

Property Address 144 Narrows Point Ct.
Birmingham, AL 35242

Date of Sale 10/30/2023Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$265,400.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 30, 2023Print Sharon D. Davjs☐ UnattestedSign 

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/18/2023 09:29:17 AM
 \$296.50 BRITTANI
 20231218000361900

Form RT-1

eForms

Allen S. Bayl