

20240212000034540  
02/12/2024 10:52:58 AM  
OCDEED 1/2  
\*Assessor Market Value: \$106,400.00  
Conveying 1/3 interest  
\$35,467.00

**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 35124

Send Tax Notice to:

(Name) Craig S. Screws and

(Address) Angela V. Screws

1002 Four Wing Lake Road

Alabaster, AL 35007

---

**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 **Robert G. Mayers, an unmarried man, whose mailing address is 500 Four Wing Lake, Alabaster, AL 35007** the “Grantor” herein, in hand paid by **Craig S. Screws and Angela V. Screws, whose mailing address is 1002 Four Wing Lake Road, Alabaster, AL 35007**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, having an address of Tract 9, Four Wing Lake Estates, to wit:

Tract 9 Four Wing Lake Estates; Instrument number 20150917000326700 as recorded in Map Book 45 on Page 31 in the Office of the Judge of Probate, Shelby County, Alabama.

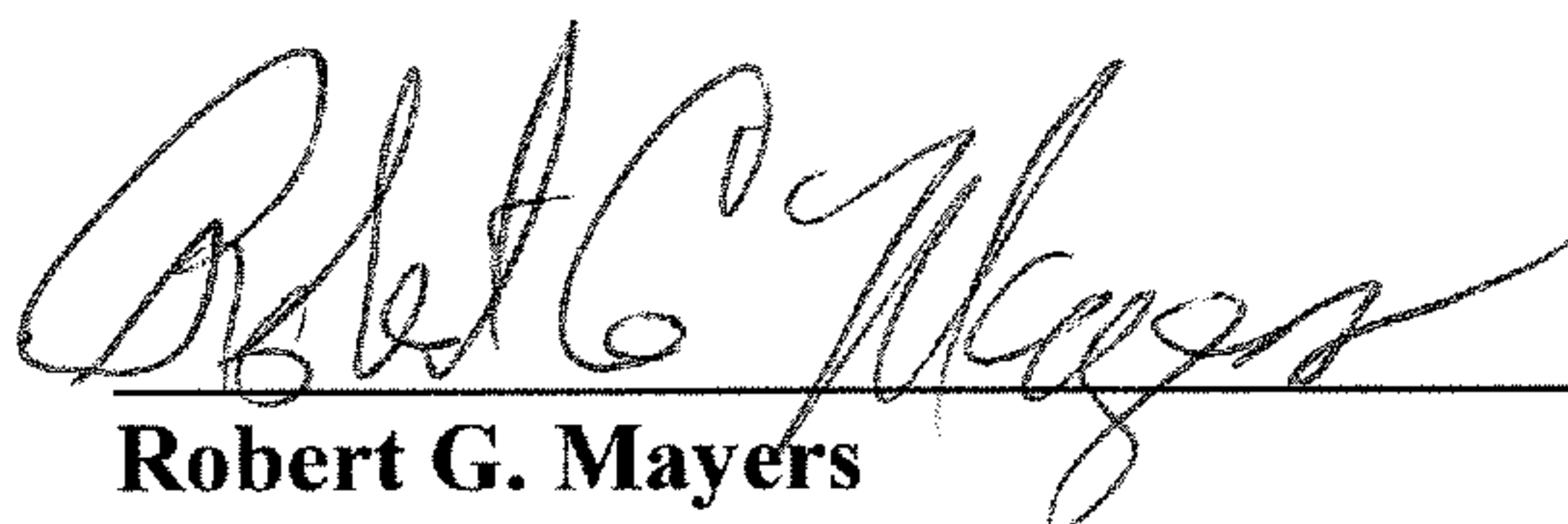
Situated in the SW ¼ of the NW ¼ Section 2, Township 21 South, Range 2 West, and in the SE ¼ of the NE ¼ Section 3, Township 21 South, Range 2 West, Shelby County, Alabama.

- **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.**

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Craig S. Screws and Angela V. Screws, 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.

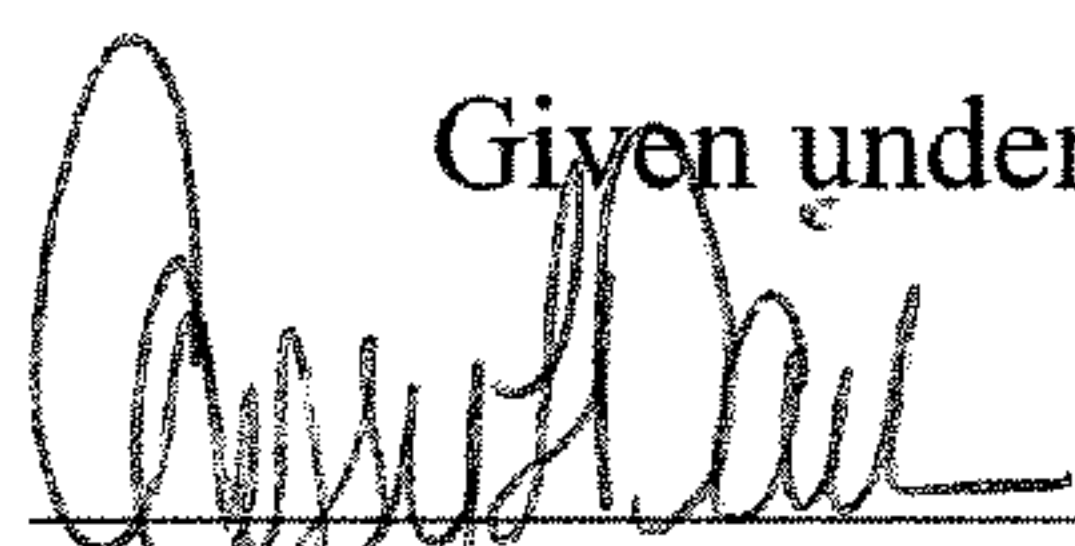
Given under my hand and seal this 7th day of February 2024.

  
Robert G. Mayers

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert G. Mayers**, who is 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 7th day of February, 2024.



Notary Public

Commission Expires: 5-2-26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County, Alabama  
Clerk  
Shelby County, AL  
02/12/2024 10:52:58 AM  
\$60.50 BRITTANI  
20240212000034540



*Cassy L. Dailey*