

Prepared by:
Cheryl Duke
2989 ZILPHY ST
Hoover, AL 35244

20240802000240000 1/2 \$311.00
Shelby Cnty Judge of Probate, AL
08/02/2024 09:40:37 AM FILED/CERT

QUIT CLAIM DEED (Individual)

THIS DEED, Made and entered into this 27th day of July, 2024, by and between Grantor(s),

John Harvey Watson, Jr., a single person 2989 ZILPHY ST Hoover AL 35244

of the County of Shelby, State of Alabama, party(ies) of the first part, and Grantee(s)

John Harvey Watson, Jr. and Cheryl Duke, as joint tenants with right of survivorship

Address: 2989 Zilphy Street, Hoover, AL 35244

of the County of Shelby, State of Alabama, party(ies) of the second part.

WITNESSETH, that the said party(ies) of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, do by these presents **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said party(ies) of the second part, the following described Real Estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 474, according to the Final Plat of the Subdivision of Lake Wilborn, Phase 4B, as recorded in Map Book 50, Page 76, in the Probate of Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party(ies) of the second part, and to his/her/their heirs and assigns of such party(ies) forever. So that neither the said party(ies) of the first part, nor his/her/their heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party(ies) of the first part have hereunto set his/her/their hand(s) the day and year first above written.

Property Address:
2989 ZILPHY ST
Hoover, AL 35244

John Harvey Watson Jr.
Grantor

Shelby County, AL 08/02/2024
State of Alabama
Deed Tax: \$286.00



20240802000240000 2/2 \$311.00
Shelby Cnty Judge of Probate, AL
08/02/2024 09:40:37 AM FILED/CERT

STATE OF ALABAMA) SS.
COUNTY OF SHELBY)

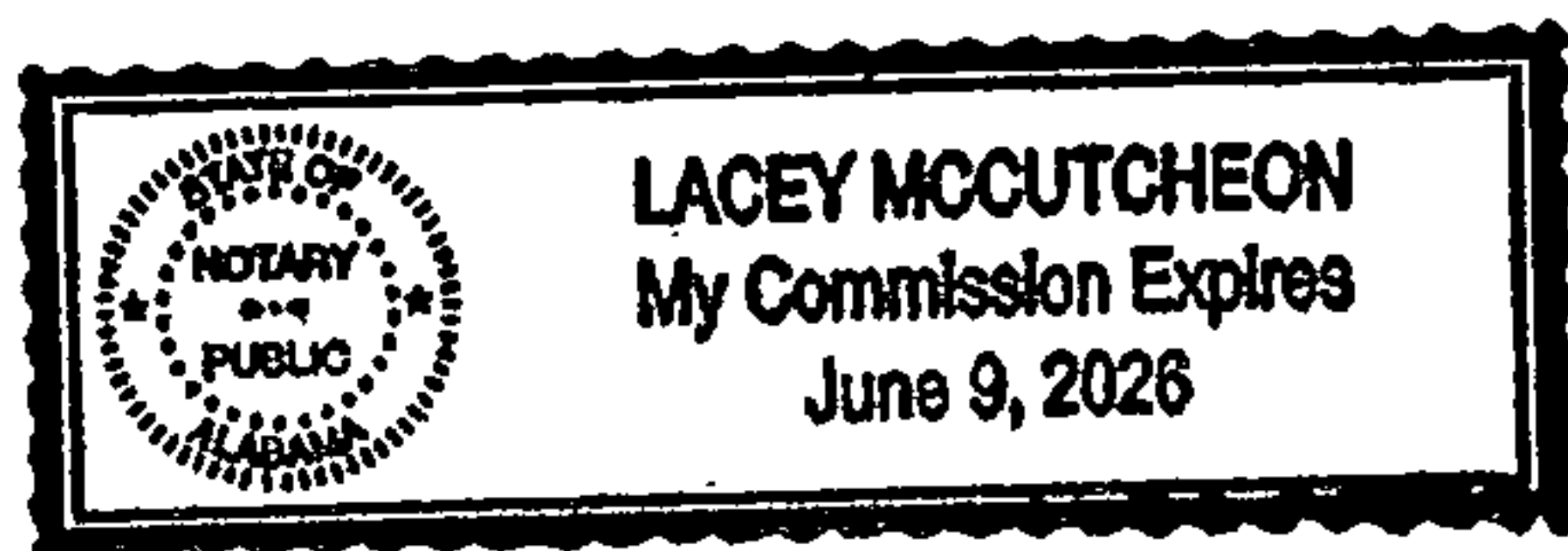
ON THIS 27 day of July, 2024 before me personally appeared **John Harvey Watson, Jr., a single person**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she/he/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Notary Public

My term expires:



FMV = \$571,550

1/2 = \$285,775