



20240826000265580 1/2 \$520.50
Shelby Cnty Judge of Probate, AL
08/26/2024 11:09:55 AM FILED/CERT

Send tax notice to:

Dayna Watson
304 Dunrobin Circle
Pelham, Alabama 35124

Assessor's Property Tax Parcel/Account
Number: 14 8 27 4 010 010.000

TITLE NOT EXAMINED

This instrument prepared by:
Ginna D. Gardner, Esq.
Gardner Law, LLC
300 Office Park Drive, Suite 175
Mountain Brook, Alabama 35223

STATE OF ALABAMA)
 :
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid to Larry Watson ("Grantor"), a married man residing at 304 Dunrobin Circle, Pelham, Alabama 35124, does hereby release, remise, quitclaim and convey unto Dayna Watson, a married woman residing at 304 Dunrobin Circle, Pelham, Alabama 35124 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee all of Grantor's right, title, interest and claim in or to the following described real estate, lying and being in Shelby County, Alabama, to-wit:

LOT 1938, ACCORDING TO THE SURVEY OF DUNROBIN, PHASE III, IN BALLANTRAE, AS RECORDED IN MAP BOOK 43, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, her successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the Real Property or that would be disclosed by an accurate survey or careful physical inspection of the Real Property.

Shelby County, AL 08/26/2024
State of Alabama
Deed Tax: \$492.50



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Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Grantee's Name and Mailing Address:

Larry Watson
304 Dunrobin Circle
Pelham, Alabama 35124

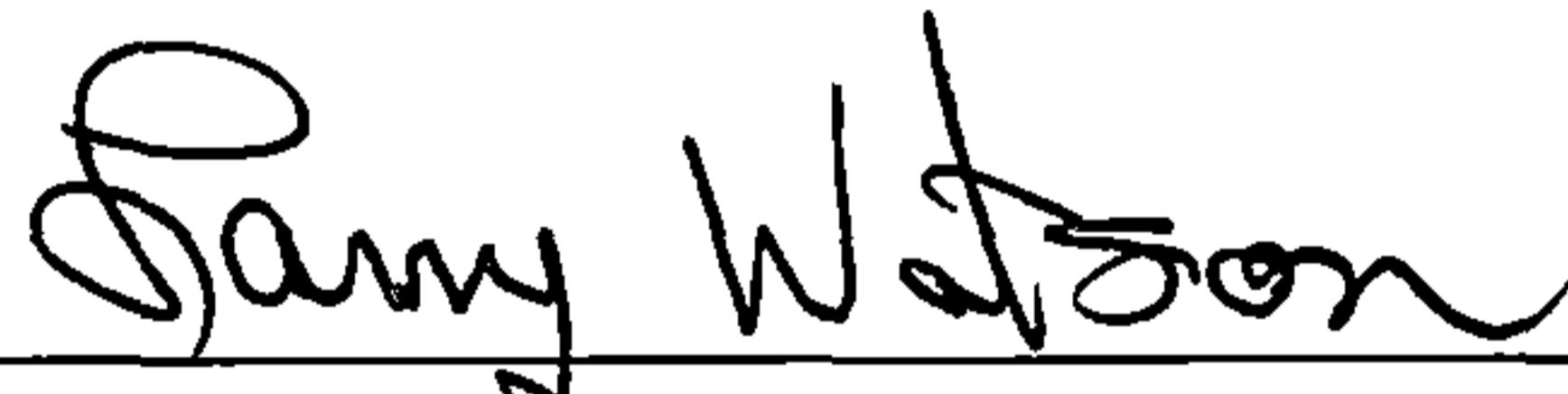
Dayna Watson
304 Dunrobin Circle
Pelham, Alabama 35124

Property Address: 304 Dunrobin Circle, Pelham, Alabama 35124

Property Value: \$492,500 (based on the most recent tax assessment)

The Real Property is the same property conveyed by that certain Warranty Deed recorded on February 4, 2020, as Instrument No. 45880, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands as of this the 20th day of August 2024.

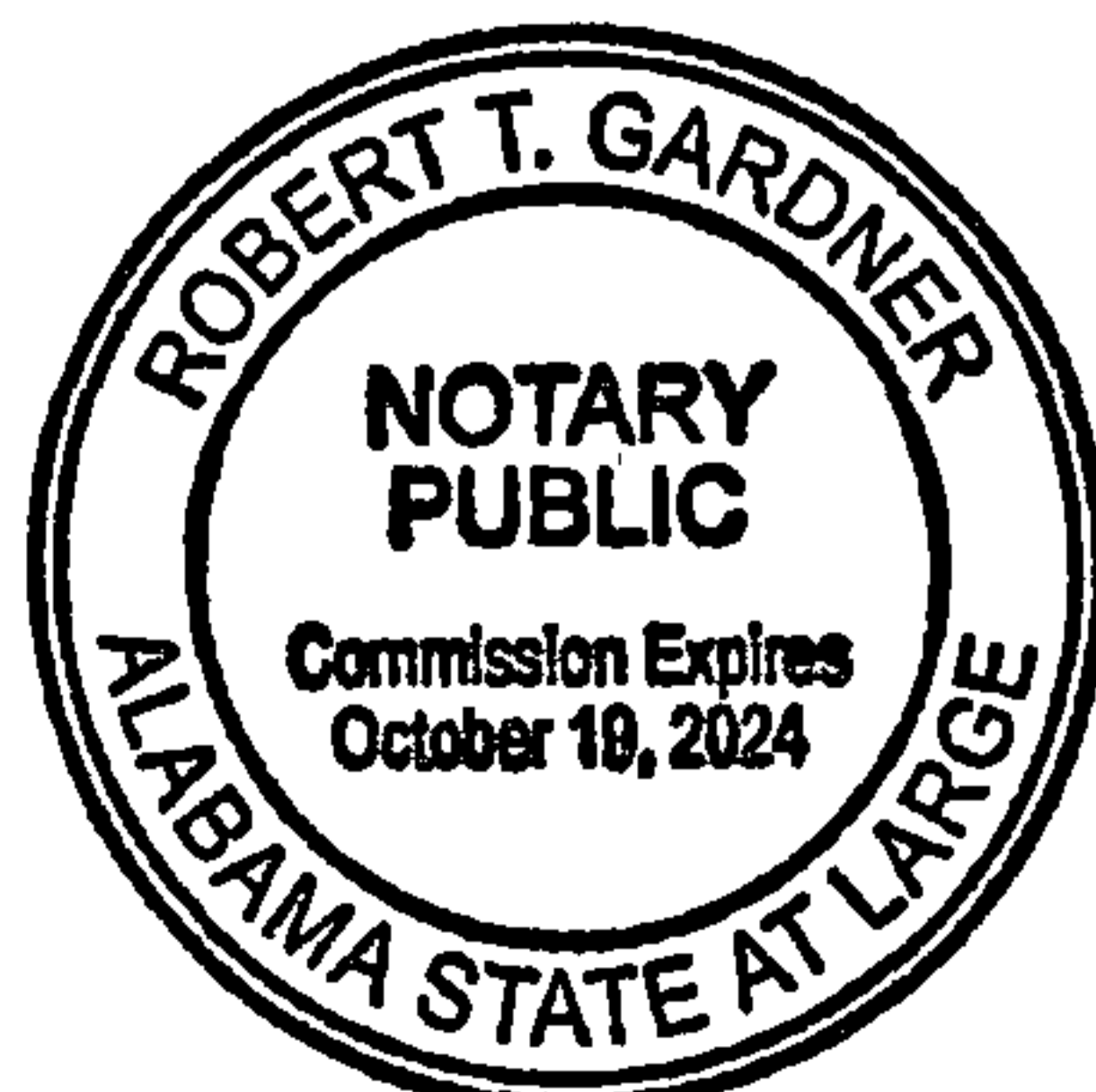
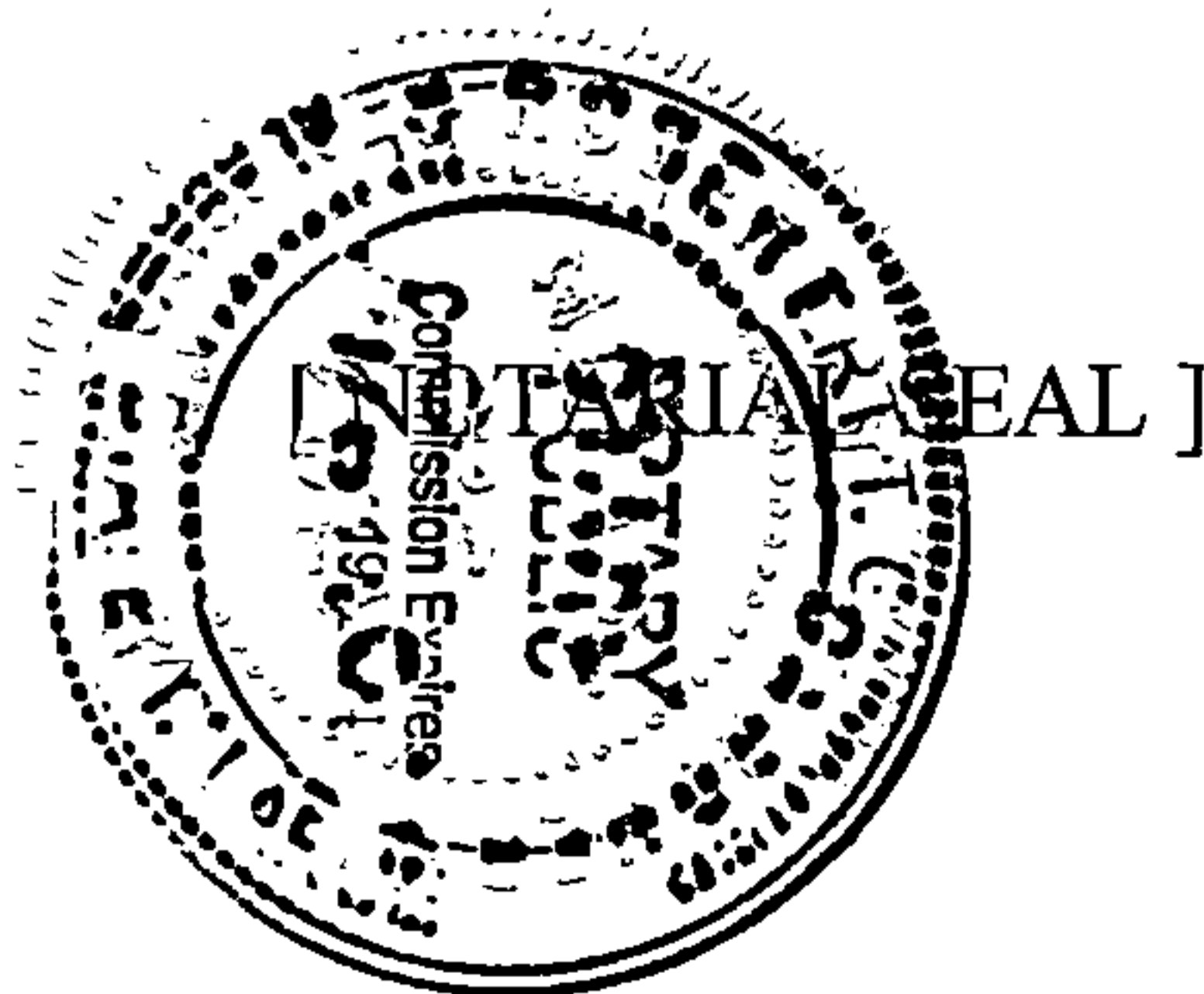


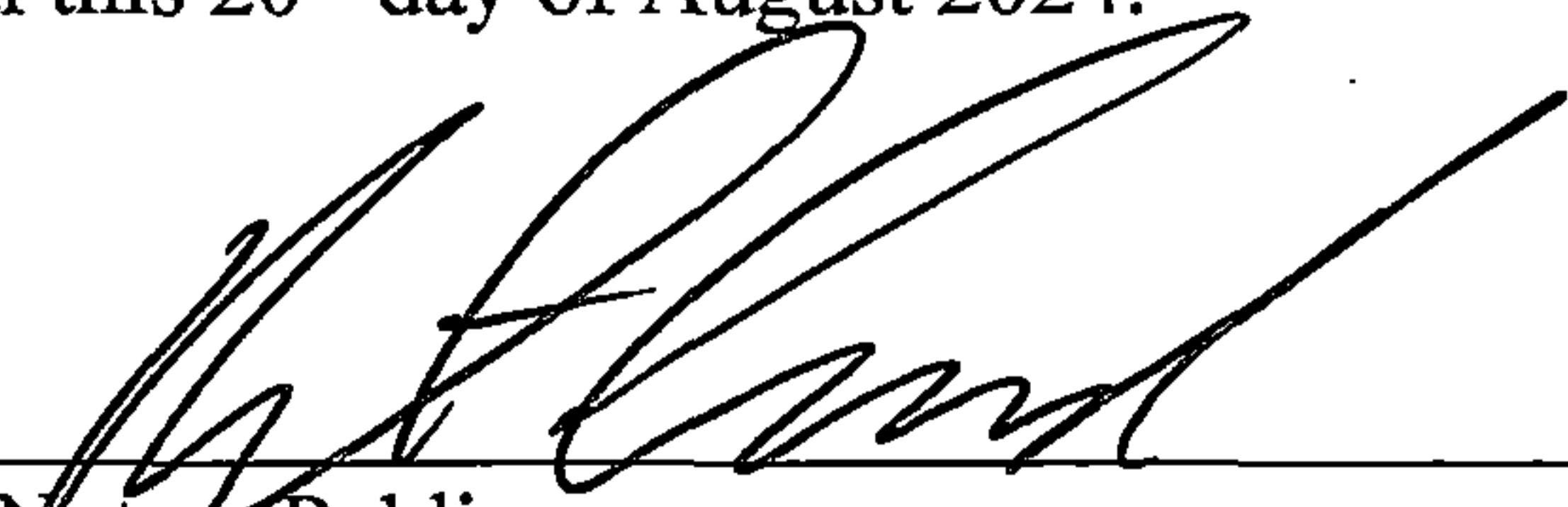
Larry Watson

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Larry Watson, whose name is signed to the foregoing conveyance, and who is known to me, being first duly sworn, acknowledged before me on this date that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily on this date.

Given under my hand and official seal this 20th day of August 2024.





Notary Public
My Commission expires 10/19/2024