

SEND TAX NOTICE TO:  
Royslyn H. Watters  
1056 Maryanna Road  
Calera AL, 35040

This instrument prepared by:  
James F. Willis  
JFW LAW, LLC.  
1116 20<sup>th</sup> St. S, Box 503  
Birmingham, Alabama 35205

½ ASSESSED VALUE: \$150,070

### QUIT CLAIM DEED

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

**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 **Royslyn H. Watters, a single woman**, whose address is 1056 Maryanna Road, Calera AL, 35040 (hereinafter referred to as the "Grantor", whether one or more) by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **Royslyn H. Watters and Nicole Watters Daniels, as joint tenants with right of survivorship**, whose address is 1056 Maryanna Road, Calera AL, 35040 (hereinafter referred to as the "Grantee", whether one or more), all her/his right title and interest in and to the following described real estate situated in **Shelby County, Alabama, the address of which is 1056 Maryanna Road, Calera AL, 35040 to-wit:**

**Lot 22, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Source of Title: Inst. No. 20240823000263930

\*Prepared by a licensed attorney in this state (without the benefit of title review). No warranties are given by preparer. Information contained in this deed was provided to the preparer by the Grantor. The preparer is not responsible for the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer makes no warranty that the legal description referenced in this document is correct and complete, or that the Grantor is the owner of the premises. Since no survey nor title examination has been performed, the preparer cannot make any representations in any manner that the premises are in compliance with any subdivision restrictions, state, county or city regulations if applicable. Also, please note that the preparer makes no warranties or representations concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on or across the property. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

**TO HAVE AND TO HOLD** to the Grantee, his/her/their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this 24<sup>th</sup> day of September, 2024.

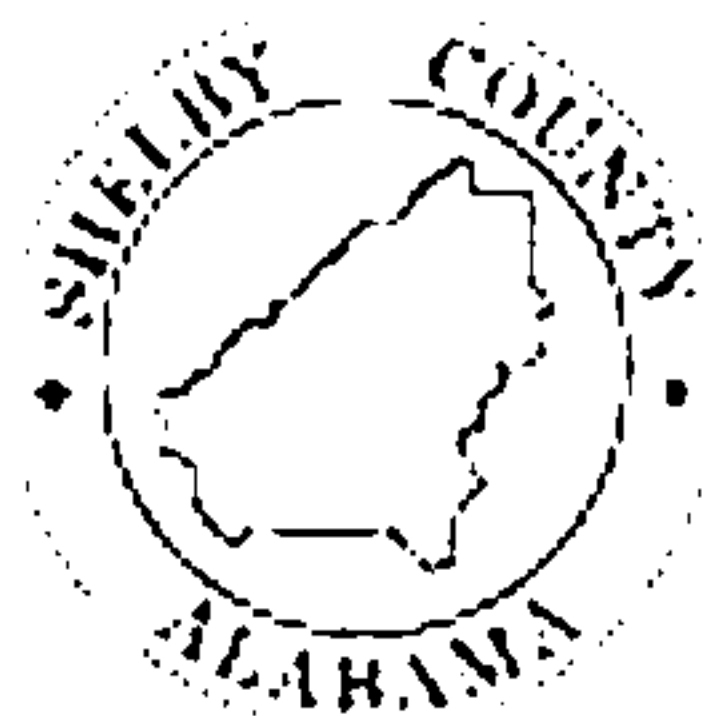
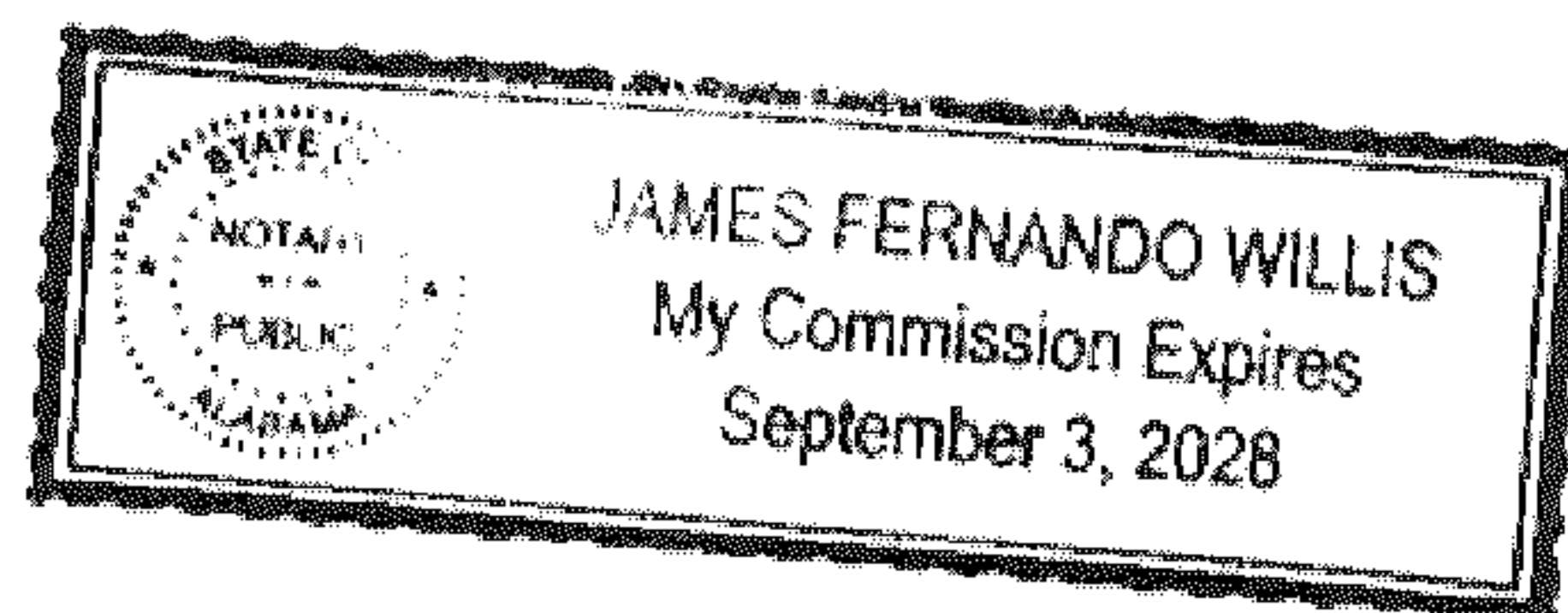
*Royslyn H. Watters*  
Royslyn H. Watters

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Royslyn H. Watters**, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 24<sup>th</sup> day of September, 2024.

*[Signature]*  
Notary Public  
My commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/26/2024 03:44:13 PM  
\$175.50 PAYGE  
20240926000299890

*Allie S. Bayl*