

20241113000352610
11/13/2024 01:13:19 PM
QCDEED 1/4

Jeff - 95%
Shelby - 5%

This instrument was prepared by:
Ashleigh Dunham, Attorney-at-Law
1927 1st Avenue North, Suite 601
Birmingham, AL 35203

Send tax notice to:
John Waller
2272 Vanessa Drive
Birmingham, AL 35242

STATE OF ALABAMA)
JEFFERSON COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$1.00 and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt of which is acknowledged, I, **LEAH WALLER**, (hereinafter referred to as Grantor), an unmarried person, do hereby release, quitclaim, grant, sell, and convey unto **JOHN WALLER** (hereinafter referred to as Grantee), an unmarried person, all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Jefferson County, Alabama:

Lot 18, 5th Sector, according to the Survey of Altadena Wood, 2nd and 5th Sectors, as recorded in Map Book 151, Page 25, in the Probate Office of Jefferson County, Alabama, and as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

Situated, lying and being in Jefferson County and Shelby County, Alabama.

This conveyance is done in accordance with the divorce action (Civil Action #DR-2016-901067.00) between Grantor and Grantee; therefore, no title search or examination has been performed.

Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

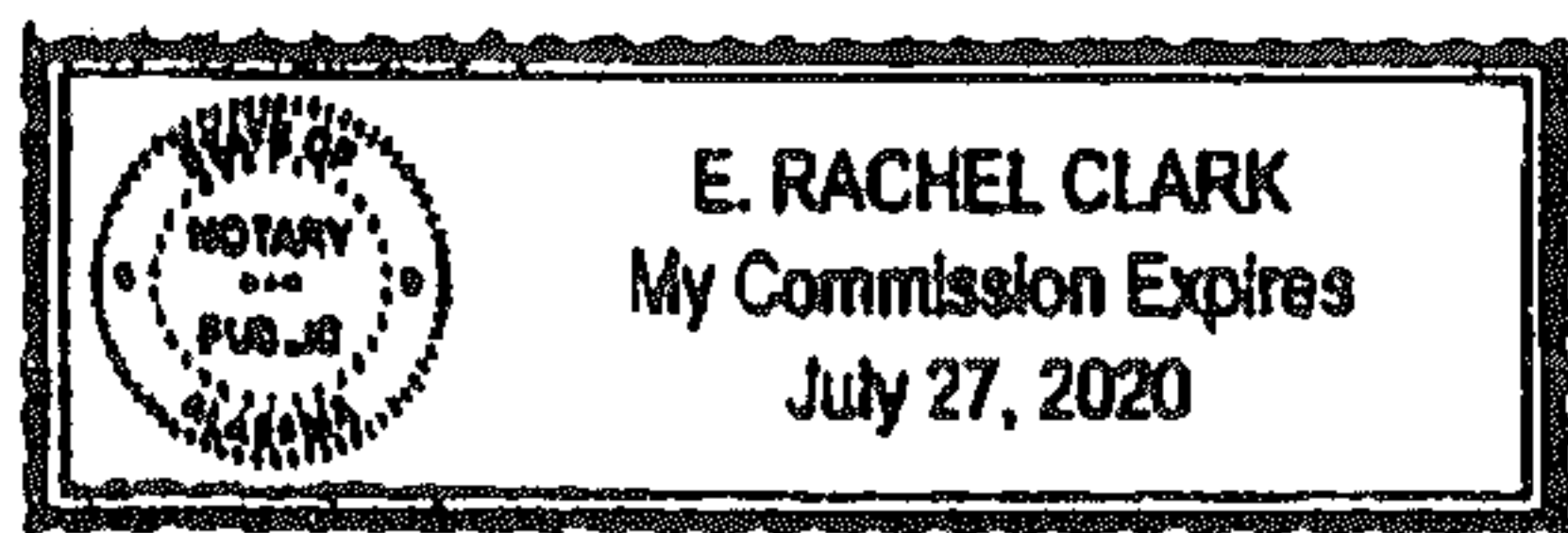
To have and to hold, to the said Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, I have hereto set my hand and seal this the 11 day of April, 2019.

Leah Waller
(Grantor)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LEAH WALLER**, an unmarried person, 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 this 11th day of April, 2019.



E. Rachel Clark
Notary Public (Comm. Exp. 7/27/2020)

November 13, 2024 | 10:26 a.m. (MT)

Simplifile

Notice of Package Recorded: Quitclaim Deed (L Waller-J Waller)

Package: Quitclaim Deed (L Waller-J Waller)

County: Jefferson County, AL

Submitter: The Woodcrest Group, LLC

Submitting User: Sarita Rainer

Document 1 (DEEDS)

Recording Number: E 2024106964

Recording Date: 11/13/2024 11:21 AM CST

Recording Fees: 22.00

Taxes: 152.00

Simplifile Submission Fee: 10.00

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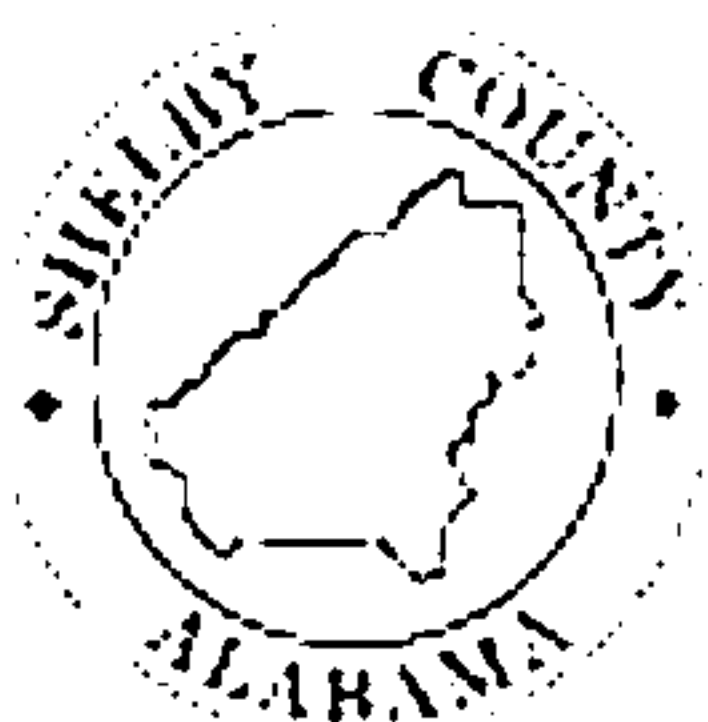
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2024 01:13:19 PM
\$32.00 JOANN
20241113000352610

Allie S. Bayl