

# QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 11 day of April, 2012, by the Grantor,  
Jennifer Bynum whose mailing address is  
646 Alexander Road Leeds AL 36094 to the Grantee,  
Jennifer Bynum whose mailing address is  
636 Alexander Rd Leeds AL 36094.

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$ 2,500.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama, to wit: Parcel # 01-7-35-0-000-014.005

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Jennifer Bynum  
Grantor

\_\_\_\_\_  
Grantor

STATE OF Alabama  
COUNTY OF Jefferson }

On April 11th, 2012 before me, Lindsey C Ryals, personally appeared Jennifer Bynum, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lindsey Ryals  
Signature

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 28, 2015

Affiant: ☒ Known ☐ Unknown

ID Produced: A [REDACTED]

[Seal]

Jennifer Bynum  
646 Alexander Rd  
Leeds AL 36094



Exhibit "A"

20070321000128720 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
03/21/2007 10:56:36AM FILED/CERT

File No.: 07007

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
SEND TAX NOTICE TO:  
Sherry A. Bynum  
646 Alexander Road  
Leeds, AL 35094

**THIS INSTRUMENT PREPARED BY:** W.  
Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st  
Street North, Suite 209, Alabaster, AL 35007.  
No title opinion requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS** that Thomas J. Bynum a.k.a. Jeff Bynum and Jennifer Bynum, husband and wife, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$105,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Sherry A. Bynum (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows::

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama; thence North 69 degrees 28 minutes 22 seconds East, 588.14 feet to the North margin of a gravel road and the Point of Beginning (5/8" rebar), thence North 9 degrees 13 minutes 32 seconds West, 210.00 feet to a 5/8" rebar, thence South 84 degrees 22 minutes 20 seconds East, 210.00 feet to a 5/8" rebar, thence South 9 degrees 13 minutes 32 seconds East, 210.00 feet to the North margin of said gravel road and a 5/8" rebar, thence North 84 degrees 22 minutes 20 seconds West, 210.00 feet back to the Point of Beginning.

Lying and being situated in the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama.

Less and except any portion of the subject property lying within a road right of way.

\$105,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

**GRANTOR DOES HEREBY COVENANT**, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

**GRANTOR HAS HERETO** set his/her hand and seal on March 6, 2007.

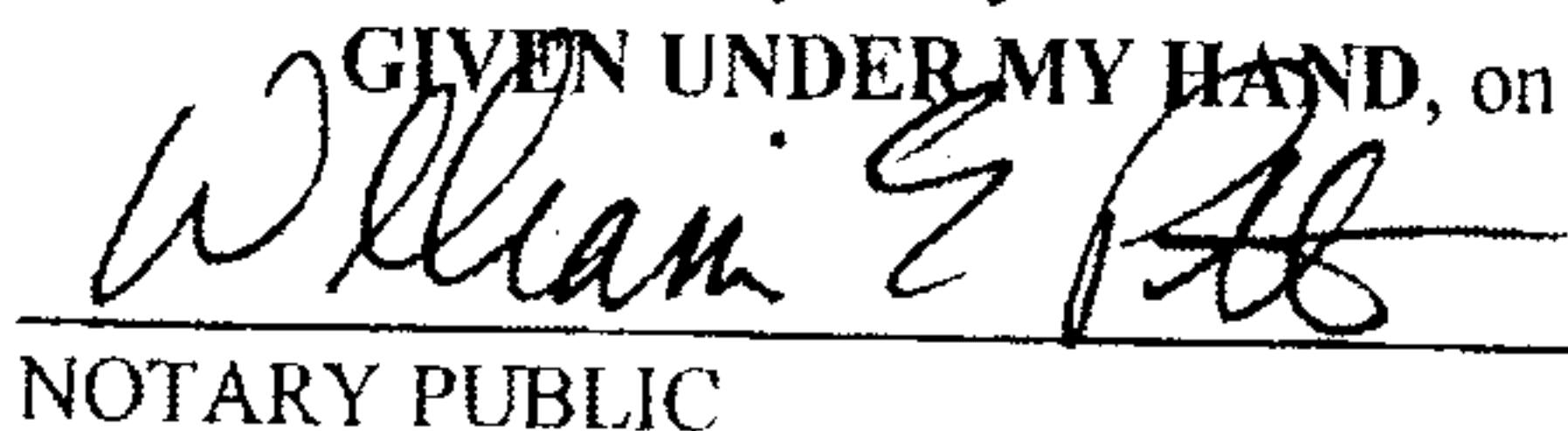
  
Thomas J. Bynum a.k.a. Jeff Bynum

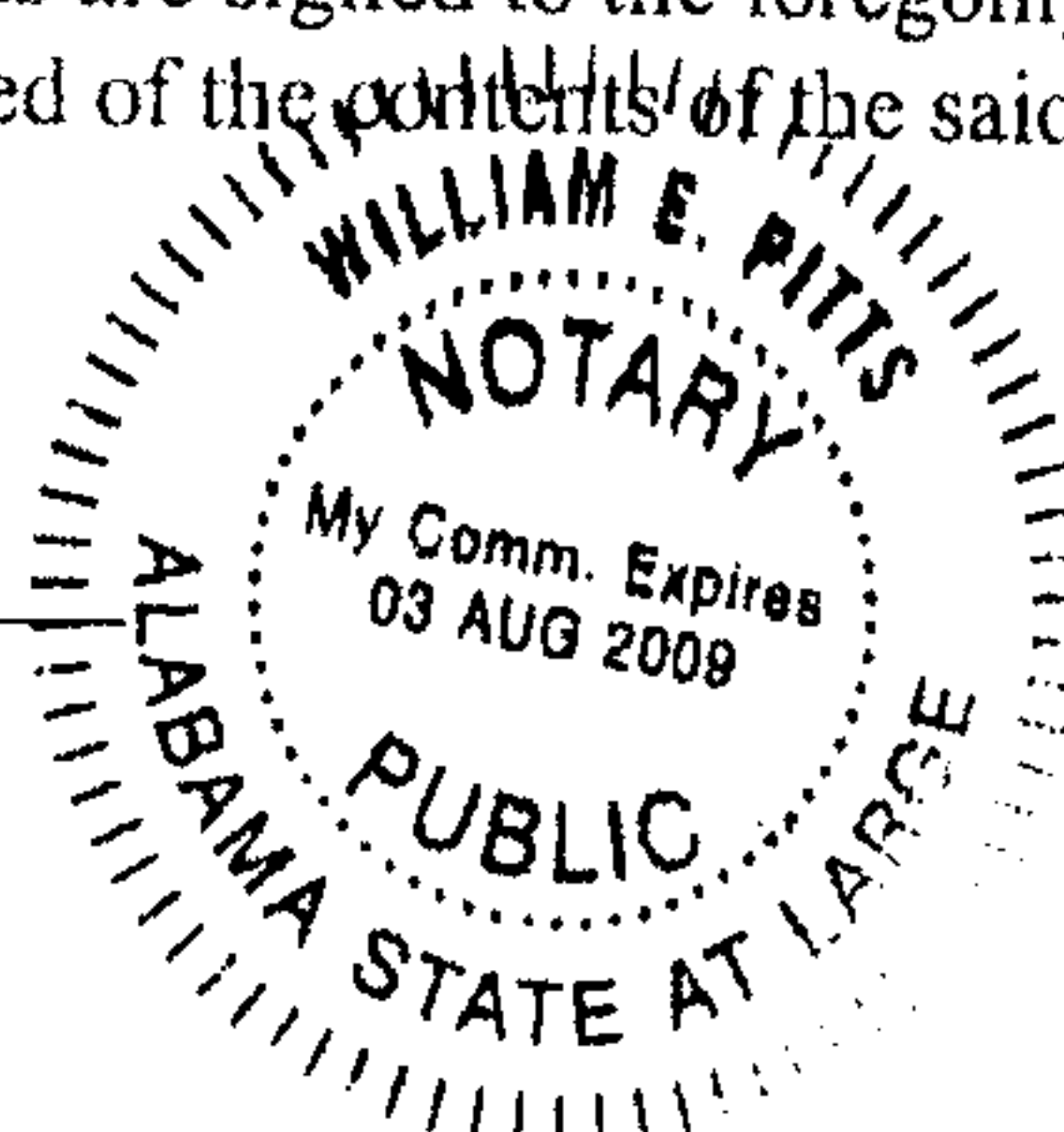
  
Jennifer Bynum

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Thomas J. Bynum a.k.a. Jeff Bynum and Jennifer Bynum whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

**GIVEN UNDER MY HAND**, on March 6, 2007.

  
NOTARY PUBLIC



20090122000019520 3/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/22/2009 09:38:09AM FILED/CERT

20120411000125070 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
04/11/2012 03:26:48 PM FILED/CERT