


After Recording Return to:
AVENUE 365 LENDER SERVICES, LLC
Attn: TAQUIA BROWN
4000 CHEMICAL ROAD, STE 400
PLYMOUTH MEETING, PA 19462
File No. 1219299


20120510000165450 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/10/2012 03:33:35 PM FILED/CERT

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
15 3 05 2 003 024.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 27 day of April, 2012, by and between JOHANNA H. CHANCELLOR, WHO TOOK TITLE INCORRECTLY AS JOHANNA F. CHANCELLOR, A SINGLE WOMAN, 212 CAMELLIA DRIVE, CHELSEA, AL 35043 hereinafter referred to as Grantor(s) and JOHANNA H. CHANCELLOR, A SINGLE WOMAN, 212 CAMELLIA DRIVE, CHELSEA, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

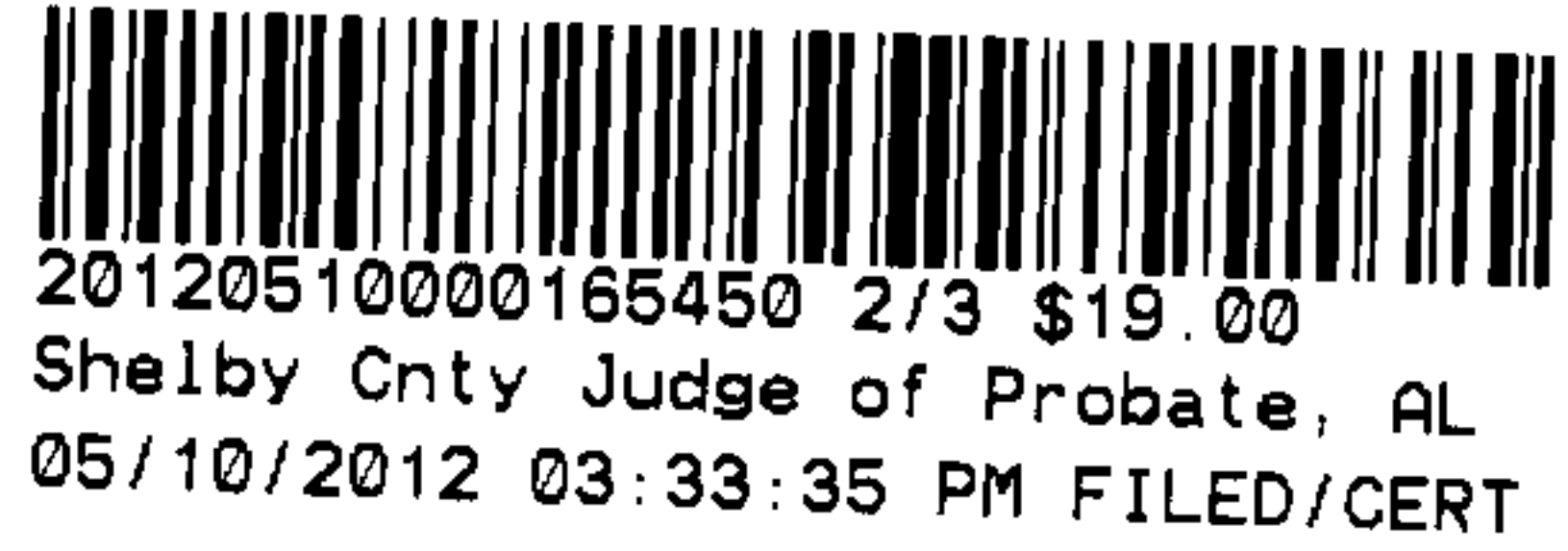
SEE ATTACHED EXHIBIT "A"

Also known as: 212 CAMELLIA DRIVE, CHELSEA, AL 35043
Property Tax ID No.: 15 3 05 2 003 024.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20101112000378870, Recorded: 11/12/2010

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.



Assessor's parcel No. 15 3 05 2 003 024.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Johanna H Chancellor, who took title incorrectly as Johanna F. Chancellor
JOHANNA H. CHANCELLOR, WHO TOOK
TITLE INCORRECTLY AS JOHANNA F.
CHANCELLOR

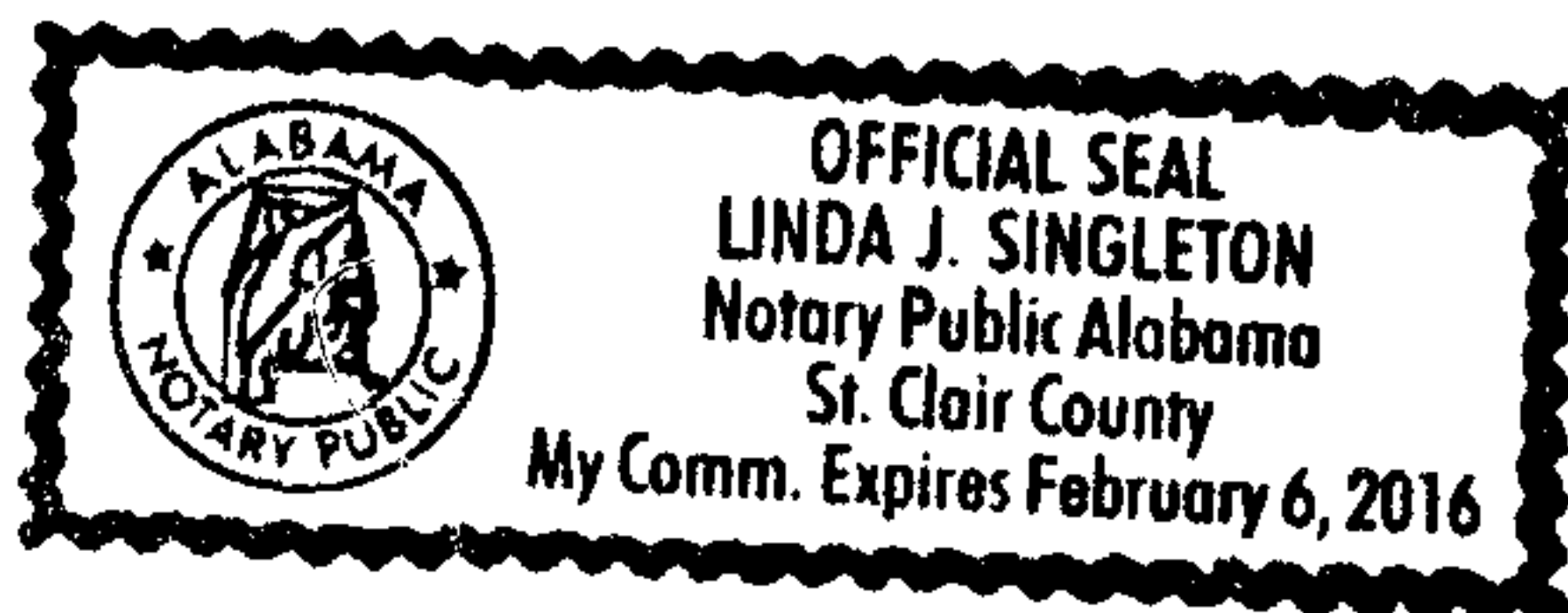
STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that

Johanna H. Chancellor, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27th day of April, 2012

Linda J. Singleton
NOTARY PUBLIC
My commission expires: 02/06/2016



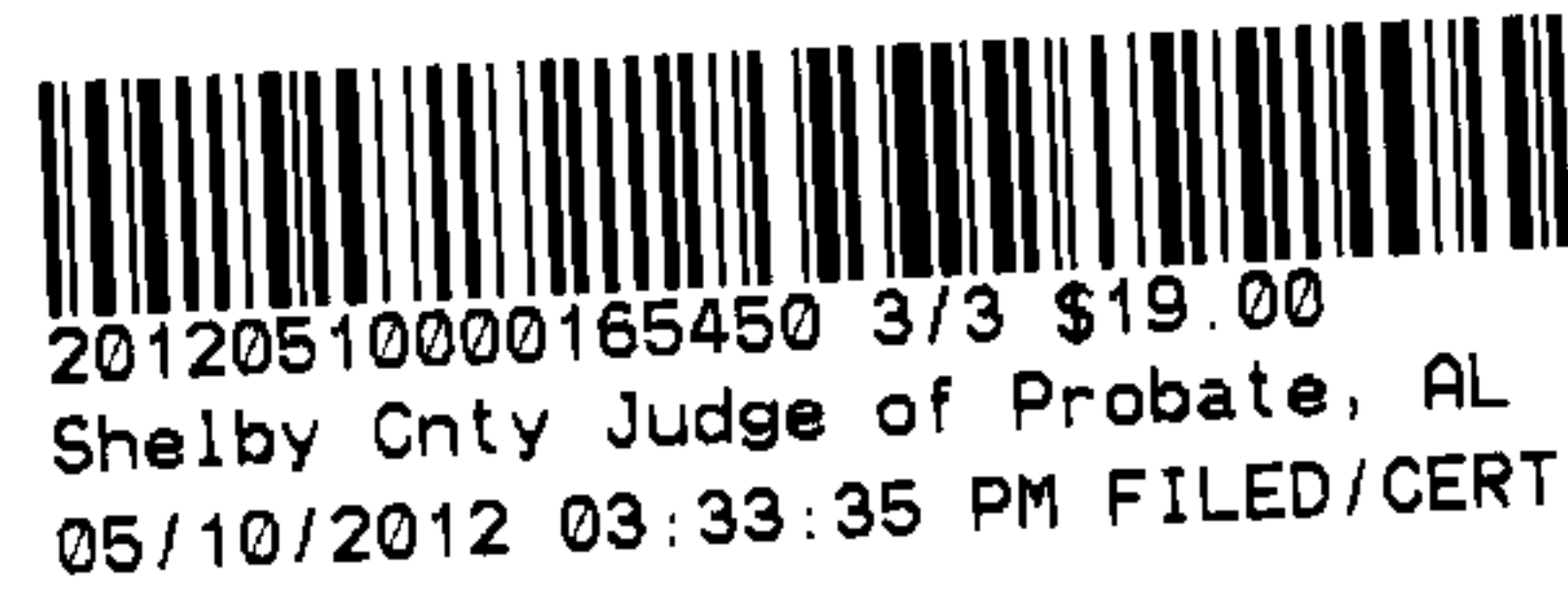


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 24, ACCORDING TO THE SURVEY OF WINDSTONE III SUBDIVISION, AS RECORDED IN MAP BOOK 26, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SETBACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

BEING THE SAME PREMISES CONVEYED UNTO JOHANNA F. CHANCELLOR, A SINGLE WOMAN, BY VIRTUE OF DEED FROM WILLIAM ROY CHANCELLOR, A SINGLE MAN DATED OCTOBER 25, 2010, RECORDED NOVEMBER 12, 2010 IN INSTRUMENT NO. 201011120003778870, SHELBY COUNTY, AL.

ALSO BEING KNOWN 212 CAMELLIA DRIVE, CHELSEA, AL 35043

PARCEL ID: 15-3-05-2-003-024.000.

PROPERTY COMMONLY KNOWN AS: 212 CAMELLIA DRIVE, CHELSEA, AL 35043