

This Instrument Prepared By:

***TITLE NOT EXAMINED
Send Tax Notice To:***

Grantor:
Mercury Funding, LLC
P.O. Box 772837
Memphis, TN 38177

**STATE OF ALABAMA)
SHELBY COUNTY)**

Shelby County, AL 10/07/2013
State of Alabama
Deed Tax: \$62.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ten and 00/100 dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mercury Funding, LLC (the "Grantor") does hereby remise, release and quitclaim unto Regions Bank (the "Grantee") its interest, if any, in the following described tract or parcel of land conveyed to Grantor by Tax Sale and situated in Shelby County, Alabama, to wit:

PARCEL #: 11 7 35 0 002 067.000

SEE Exhibit A

PHYSICAL ADDRESS: 2572 Woodfern Rd. Hoover, AL 35244

This deed conveys the Grantor's interest, if any, in such property that was acquired at the Shelby County, Alabama tax sale as evidenced by the certain Tax Deed issued on July 12, 2013 as Case No. PR-2013-000464 and is delivered **WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:**

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.


20131007000400560 1/4 \$85.00
Shelby Cnty Judge of Probate, AL
10/07/2013 09:06:01 AM FILED/CERT

This instrument does not cover any rights of the Grantor arising out of tax sales subsequent to May of 2010. Grantor herein shall not be responsible for any taxes due, or to become due on the above described property. This quitclaim deed is without warranty of any kind and Grantee accepts said property in an "as is" condition.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals this the 10th day of September, 2013.

Mercury Funding, LLC

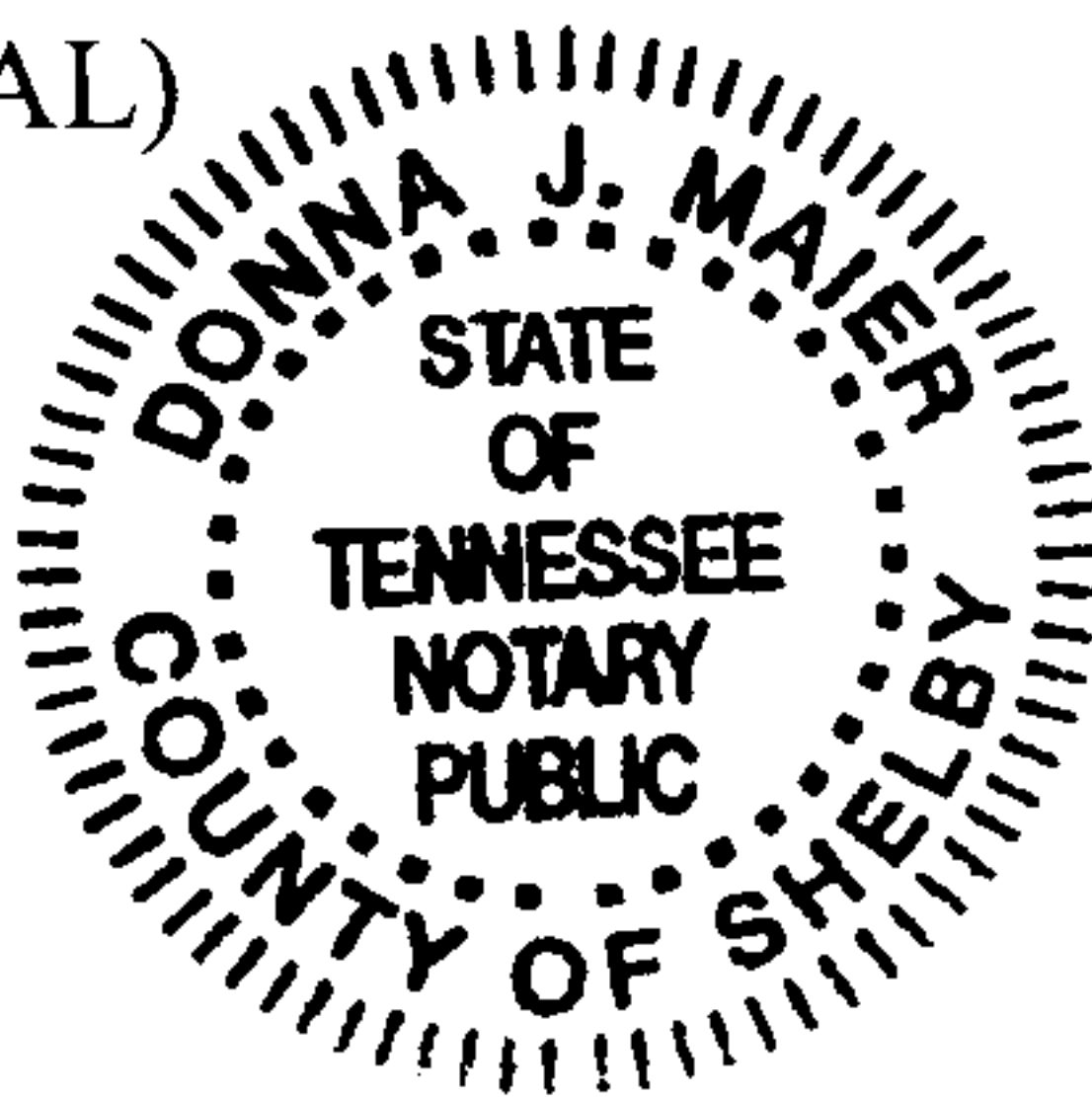
By: Michael Taylor
Its: Agent

STATE OF TN)
COUNTY OF SHELBY)

I, Donna J Maier, a Notary Public in and for said County in said State, hereby certify that Michael Taylor, whose name as Agent of Mercury Funding, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 10 day of September, 2013

(SEAL)



NOTARY PUBLIC

My Commission Expires September 21, 2015

20131007000400560 2/4 \$85.00
Shelby Cnty Judge of Probate, AL
10/07/2013 09:06:01 AM FILED/CERT

Exhibit A

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

CASE NO. PR-2013-000464

KNOW ALL MEN BY THESE PRESENTS, THAT

Whereas, on the 5th day of April, 2010 a decree was rendered by the Probate Court of said county for the sale of the lands, hereinafter described, and conveyed for the state and county taxes then due from DVORAK NANCY E, the owner of said land for the costs and expenses thereof and thereunder.

And whereas, thereafter, to-wit, on the 3rd day of May, 2010, said lands were duly and regularly sold by the Tax Collector of said county for taxes, costs and expenses, and at said sale MERCURY FUNDING LLC, became the purchaser of said lands, at and for the sum of said taxes, costs and expenses, and forthwith paid said sum to said Tax Collector, and received from said Collector a certificate of said purchase.

Whereas, the time for the redemption of said lands by said owners or other persons having an interest therein has elapsed and said certificate of purchase has been returned to the Probate Judge of said County.

Now, therefore, I, James W. Fuhrmeister, as Judge of Probate, of said County of Shelby, under and by virtue of the provisions of 40-10-29, 1975 Code of Alabama, and in consideration of the premises above set out and in further consideration of the sum of \$5.00 to me in hand paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto said MERCURY FUNDING LLC, who is the present owner and holder of said certificate of purchase all the right, title and interest of the said DVORAK NANCY E, owner of aforesaid land, and all the right, title, interest and claim of the state and county on account of said taxes, or under said decree and to the following described lands, hereinafter referred to, to-wit: parcel ID# 58//11/07/35/0/002/067.000 described as:

MAP NUMBER 11 7 35 0 000
SUB DIVISION1: RIVERCHASE COUNTRY CLUB 32ND ADD
SUB DIVISION2:

PRIMARY LOT: 3230

SECONDARY LOT:

SECTION1 35

SECTION2 00

SECTION3 00

SECTION4 00

LOT DIM1 156.51

PRIMARYBLOCK: 000

SECONDARYBLOCK: 000

TOWNSHIP1 19S RANGE1 03W

TOWNSHIP2 00 RANGE2 00

TOWNSHIP3 00 RANGE3 00

TOWNSHIP4 RANGE4

LOT DIM2 120.17 ACRES 0.000 SQ FT 0.000

CODE1: 42

MAP BOOK: 14

MAP BOOK: 00

CODE2: 00

PAGE: 053

PAGE: 000



20131007000400560 3/4 \$85.00
Shelby Cnty Judge of Probate, AL
10/07/2013 09:06:01 AM FILED/CERT

being situated in said county and state, to have and to hold the same, the said right, title and interest unto itself the said MERCURY FUNDING LLC, and its heirs and assigns forever, but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In testimony whereof, I have hereunto set my hand seal, this the 12th day of July, 2013.

Judge of Probate

The State of Alabama, Shelby County

I, Lisa Traywick Morgan, a Notary Public in and for said county, in said state, hereby certify that James W. Fuhrmeister whose name as Judge of Probate 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 this conveyance, he, in his capacity as such Judge of Probate, executed the same voluntarily, on the day the same bears date.

I certify this to be a true and correct copy 7-12-13 in Probate Judge Shelby County

Lisa Traywick Morgan
Lisa Traywick Morgan, Notary Public
My Commission Expires: 5/8/2016

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MENING Funding LLC
Mailing Address P.O. Box 772837
Memphis, TN 38177

Grantee's Name Regions Bank
Mailing Address 2050 Parkway Office Circle
Birmingham, AL 35244

Property Address 2572 Woodfern Rd
Hoover, AL 35244

Date of Sale 9-10-13
Total Purchase Price \$ 61,546.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other Lead

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-7-13

Print Billy LONGSHORE
Sign Billy
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)

Att