



20231211000355440 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/11/2023 08:54:27 AM FILED/CERT

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a tax lien auction, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
420 N. 20th Street
Suite 3400
Birmingham, Alabama 35203

TITLE NOT EXAMINED
Send Tax Notice To:
Michael Pratt
111 St. Charles Dr.
Helena, Alabama 35080

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and 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** ("GRANTOR"), does hereby remise, release, transfer, and quitclaim unto **MICHAEL PRATT** ("GRANTEE"), all of its lien, right, title or interest, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY TAX PARCEL: 13 5 21 1 001 016.009

PROPERTY ADDRESS: 111 St. Charles Drive, Helena, Alabama 35080

LEGAL DESCRIPTION:

MAP NUMBER: 135211000 CODE1: 09 CODE2: 00
SUB DIVISION1: ST CHARLES PLACE PHASE 1 SECTOR 2
MAP BOOK: 22 Page: 059
SUB DIVISION2: MAP BOOK: 00 PAGE: 000
PRIMARY LOT: 25 PRIMARY BLOCK:
SECONDARY LOT: SECONDARYBLOCK:
SECTION1 21 TOWNSHIP1 205 RANGE1 03W
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION 4 00 TOWNSHIP4 RANGE 4
LOT DIM1 169.52 LOT DIM2 121.42 ACRES: 0.00 SQ. FT. 0.000

(the "Property").

This deed is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO.

TO HAVE AND TO HOLD UNTO SAID GRANTEE, HIS SUCCESSORS AND
ASSIGNS, FOREVER.

Given under my hand and seal, this 7th day of December, 2023.

MERCURY FUNDING, LLC

By: Michael Taylor
Its: Manager

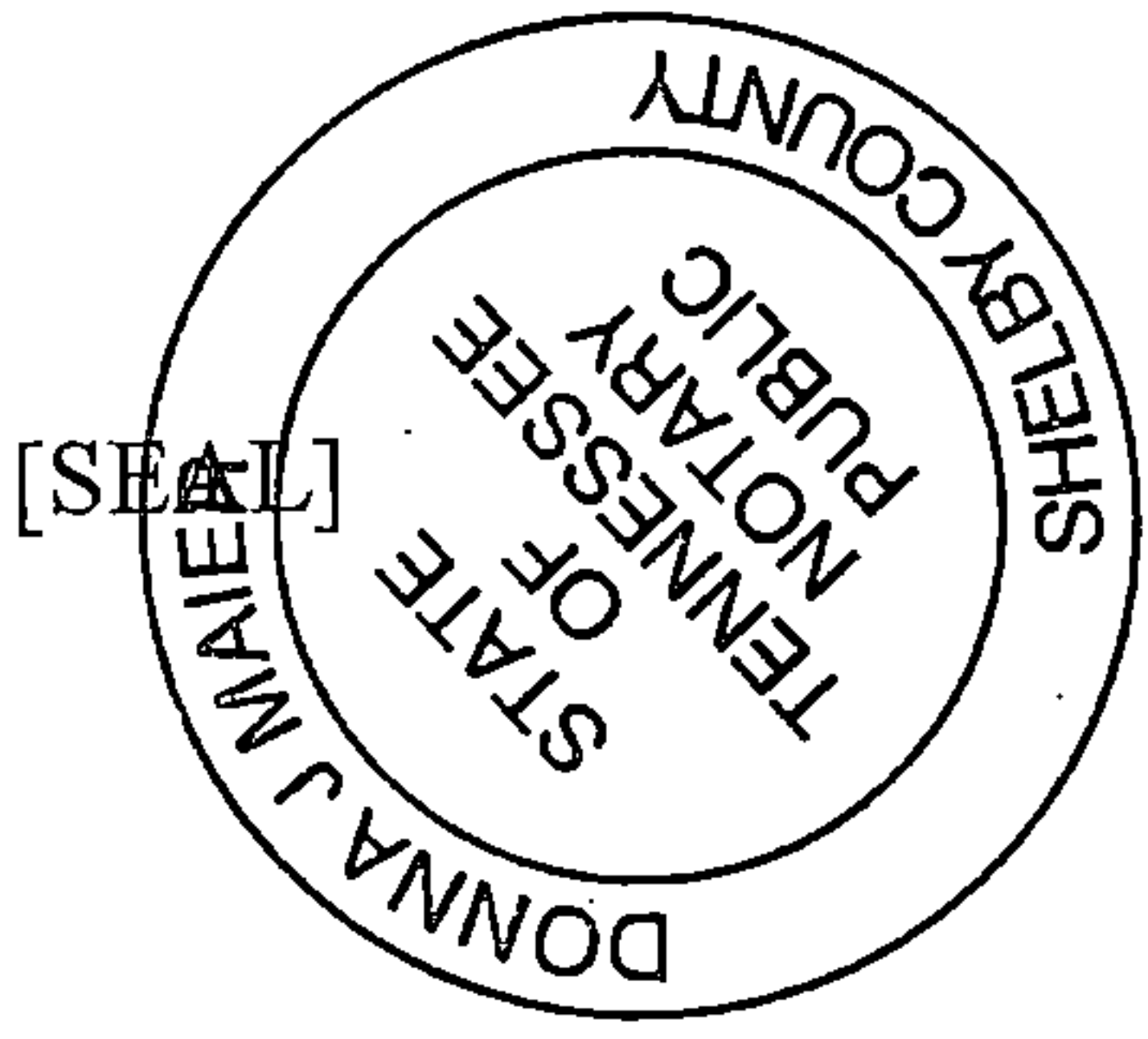
STATE OF TENNESSEE)

SHELBY COUNTY)

I, Donna J Maier, a Notary Public in and for said County, in said State,
hereby certify that Michael Taylor, whose name as Manager for Mercury
Funding, LLC, is signed to the foregoing conveyance, and who is known to me, who being first
duly sworn under oath, acknowledged before me on this day, that, being informed of the contents
of this conveyance, he/she as such Manager and with fully authority, executed the
same voluntarily for and as the act of Mercury Funding, LLC.

Given under my hand and seal this 7th day of December, 2023.

Notary Public Donna J Maier
My commission expires: 8-7-27



Real Estate Sales Validation Form

20231211000355440 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/11/2023 08:54:27 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name

MERCURY FUNDING

Mailing Address

same

Grantee's Name

MICHAEL E PRATT

Mailing Address

111 SAINT CHARLES DR

HELENA AL

35080

Property Address

111 SAINT CHARLES DR

HELENA ALA.

35080

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

* Assessor's Market Value \$ 205,100

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

* TO CLEAR TITLE

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 12-11-2023

Print

MICHAEL E PRATT

Sign

Michael E Pratt

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1