

**This Instrument Prepared By:**

Darren D Wisniewski  
TransAm Financial Group  
1101 N. Lake Destiny Rd., Suite 225  
Maitland, FL 32751

STATE OF ALABAMA )  
SHELBY COUNTY )

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

Destiny 98  
P. O. Box 940249  
Maitland, FL 32794-0249

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESES PRESENTS**, that in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **SouthTrust Estate & Trust Company** (the "Grantor") does hereby remise, release and quitclaim unto **Destiny 98** (the "Grantee") all of its right, title and interest in and or to the following described tract or parcel of land situated in Shelby County, Alabama, to wit:

Parcel ID# 58/10/04/17/0/002/032/000  
AUDUBON FOREST 1<sup>ST</sup> ADD LOT 32 S17 T19S R2W MB11 P122 DIM 156.84X183.35 IRR RB85  
P362 7/16/86

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded as Instrument 2000-36842 in the Office of the Judge of Probate of Shelby County, Alabama, 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 not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which 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 and not shown by the public records.
5. Taxes, assessments or dues.

**TO HAVE AND TO HOLD** to the said Grantee forever.

Given under our hands and seals this the 12<sup>th</sup> day of December, 2000.

SouthTrust Estate & Trust Company, As Escrow Agent

By: Michele M. O'Neil  
Its Corporate Trust Officer

STATE OF Florida  
COUNTY OF Orange

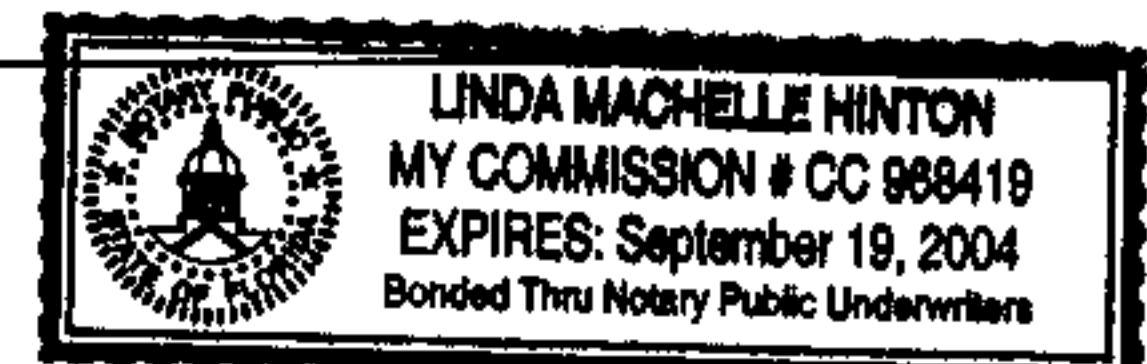
that Linda Machel Hinton, a Notary Public in and for said County in said State, hereby certify that Michele M. O'Neil, whose name as Corp Trust Off. of SouthTrust Estate & Trust Company, a banking corp., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day 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 trust.

Given under my hand and seal, this 12<sup>th</sup> day of December, 2000.

Linda Machel Hinton  
NOTARY PUBLIC

(SEAL)

My Commission Expires: \_\_\_\_\_



12/18/2000-44088  
11:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 11.50

Inst # 2000-44088