

20031030000724420 Pg 1/2 28.00
Shelby Cnty Judge of Probate, AL
10/30/2003 16:19:00 FILED/CERTIFIED

This Instrument Prepared By:

William S. Hereford
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, AL 35203

TITLE NOT EXAMINED

Send Tax Notice To:

Peggy Ann Dickey
5104 Shadowbrook Trail
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE 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, NTAC a/k/a National Tax Assistance Corporation (the "Grantor") does hereby remise, release and quitclaim unto Peggy Ann Dickey (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 NUMBER: 58/10/05/21/0/002/040.000

LEGAL DESCRIPTION: LOT 2, ACCORDING TO THE SURVEY OF SHADOWBROOK, AS RECORDED IN MAP BOOK 6, PAGE 102 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

OTHER: 5104 SHADOWBROOK TRAIL

This deed conveys any and all interests of Grantor in such property 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.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals this the 28 day of Oct, 2003.

NTAC a/k/a National Tax Assistance Corporation

By: [Signature]

Its authorized agent

STATE OF Florida
COUNTY OF Palm Beach

I, LORI A. GRIFFITH, a Notary Public in and for said County in said State, hereby certify that Deborah Kuiper, whose name as agent of NTAC a/k/a National Tax Assistance Corporation 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 28th day of October, 2003.

(SEAL)

NOTARY PUBLIC

My Commission Expires: 3/18/05

[Signature]

