

Prepared by:
Sunny Hinderson
Trimmier Law Firm
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notice To:
John L. Ortino
2006 7th Avenue West
Alabaster, AL 35007

QUITCLAIM DEED

Min Value
\$10,000

STATE OF ALABAMA)
COUNTY OF SHELBY)

20040225000095830 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
02/25/2004 09:14:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Thousand and No/100 Dollars (\$1,000.00)** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, Don M. Ortino (herein referred to as GRANTOR), an unmarried man, do release, remise and quitclaim unto, John L. Ortino (herein referred to as GRANTEE), a married man, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 2, according to the survey of Mountain View Estates as recorded in Map Book 4 Page 19 in the Probate Office of Shelby County, Alabama.

The Grantee herein is the remainining interest in that certain deed recorded Book 133 Page 972 in the Probate Office of Shelby County, Alabama.

The purpose of this deed it to convey a full fee simple interest in the subject property away from Don M. Ortino and unto John L. Ortino, his heirs and assigns forever.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to an existing mortgage executed on August 28, 1997 in favor Mutual Savings Credit Union, recorded on September 5, 1997 in instrument number 1997-28474 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on February 2-13-04, 2004.

Don M. Ortino
Don M. Ortino

STATE OF ~~South Carolina~~
COUNTY OF Pickens

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Don M. Ortino**, whose name 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 said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on February 2-13, 2004

Marsha C. Powell

Notary Public

My commission expires:

Commission Expires **2/25/2011**