



20060217000079910 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
02/17/2006 12:14:05PM FILED/CERT

This Document Prepared By:

Jason Duncan
70 Marydale Lane
Calera, Alabama 35040

~~After Recording~~ Send Tax Notice To:

Jason and Brandy Duncan
70 Marydale Lane
Calera, Alabama 35040

29362530-1

Assessor's Parcel Number: 28-3-08-0-000-015.000

Recording Requested by &
When Recorded Return To:

US Recordings, Inc.

2925 Country Drive Ste 201

St. Paul, MN 55117

QUITCLAIM DEED

TITLE OF DOCUMENT

(4)

STATE OF ALABAMA

30 ~~Shelby~~
Mercer COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jason Duncan and Brandy Duncan formerly known as Brandy L. Reeder, husband and wife**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Jason Duncan and Brandy Duncan, husband and wife as joint tenants with right of survivorship**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 70 Marydale Lane, Calera, Alabama 35040

Source of Title Ref.: Deed: Recorded January 6, 2003; Doc. No. 20030106000009440

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

Fair Market Value = \$3460.⁰⁰

"All the above consideration was paid for by
the mortgage signed simultaneously."



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IN WITNESS WHEREOF, **Jason Duncan** and **Brandy Duncan f/k/a Brandy L. Reeder** have hereunto set my (our) hand(s) and seal(s), this 26 day of October, 2005.

Jason Duncan
Jason Duncan

Brandy Duncan f/k/a Brandy L. Reeder
Brandy Duncan f/k/a
Brandy L. Reeder

General Acknowledgement

STATE OF Alabama
SHELBY COUNTY

I, VANESSA J. FISHER a Notary Public in and for said County, in said State, hereby certify that **Jason Duncan and Brandy Duncan f/k/a Brandy L. Reeder**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
26 day of October, 2005.

Vanessa J. Fisher
NOTARY PUBLIC
My Commission Expires: 9-9-2008

see attached acknowledgment

FORM OF INDIVIDUAL ACKNOWLEDGMENT

State of Alabama

County of Shelby

On this, the 26 day of October, 2005, before me

VANESSA J. FISHER, the undersigned officer, personally

appeared JASON Duncan + Brandy Duncan, known to me
fka Brandy H. Reeder

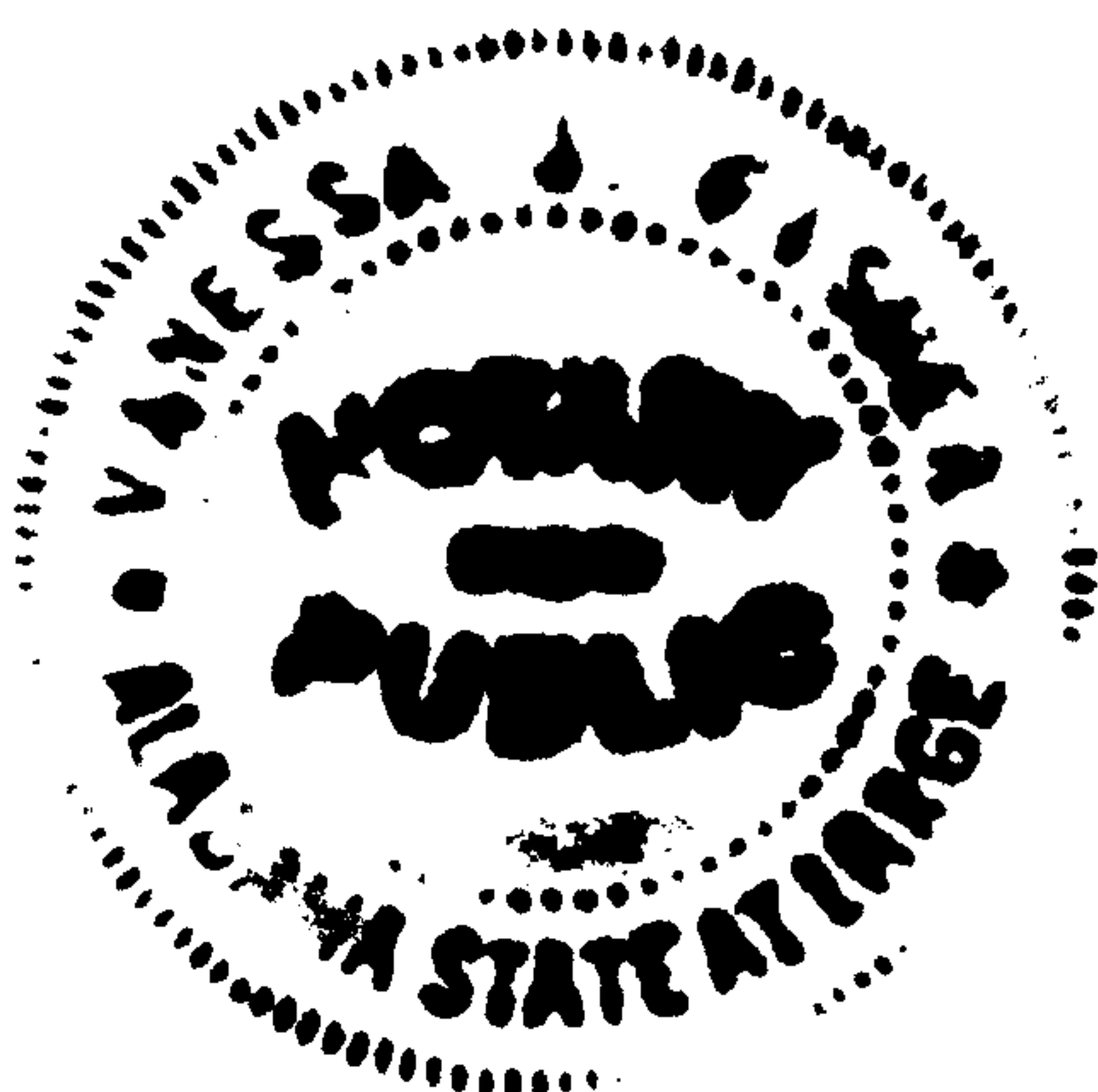
(or satisfactorily proven) to be the person S whose name S are subscribed to the within

instrument, and acknowledged that t he y executed the same for the purposes therein
contained.

In witness whereof, I hereunto set my hand and official seal.

Vanessa J. Fisher

Notary Public



My commission expires: 9-9-2008

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Sept 9, 2008**
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF CALERA, COUNTY OF SHELBY, AND STATE OF ALABAMA, TO WIT:

PARCEL I

BEGIN AT THE SW CORNER OF THE NE 1/4 OF SECTION 8, TOWNSHIP 22, RANGE 2 WEST; THENCE RUN NORTH 105 FEET; THENCE RUN EAST 210 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 105 FEET; THENCE NORTH 105 FEET; THENCE WEST 105 FEET; THENCE SOUTH 105 FEET TO THE POINT OF BEGINNING.

PARCEL II

BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 22, RANGE 2 WEST; RUN NORTH 105 FEET FOR THE POINT OF BEGINNING; THENCE EAST 210 FEET; THENCE NORTH 105 FEET; THENCE WEST 210 FEET; THENCE SOUTH 105 FEET TO THE POINT OF BEGINNING.

TAX ID #: 28-3-08-0-000-015.000

BY FEE SIMPLE DEED FROM FIRST UNION NATIONAL BANK OF DELAWARE, A CORPORATION AS SET FORTH IN INSTRUMENT NO. 2003010000008440? AND RECORDED ON 1/6/2003, SHELBY COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.



U29362530-010P04

QUIT CLAIM DEED
LOAN# 120160675
US Recordings