

This Instrument Prepared By:

Mooring Tax Asset Group
8614 Westwood Center Dr.
Vienna, VA 22182

TITLE NOT EXAMINED

Send Tax Notice To:

Ted M. & Catherine C. Walls
617 Winwood Dr.
Vestavia Hills, AL 35226

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THIRTEEN THOUSAND SIX HUNDRED SEVENTEEN AND 00/100 DOLLARS (\$13,617.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MOORING TAX ASSET GROUP** (the "Grantor") does hereby remise, release and quitclaim unto Ted M. Cost and Catherine C. Walls (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:

SHELBY COUNTY PARCEL # 58/36/02/03/2/002/012.000

LEGAL DESCRIPTION: MAP 362032000 CODE1 03 CODE 2 SUBD 1 REYNOLDS
ADDITION TO MONTEVALLO MB 03 PG 037 SUBD 2 MB PG P-LOT 3,4 S-LOT P-BLK
52 S-BLK S 03 T 24N R 12E S T R S LOT DIM 150.00 BY 150.00 ACRES SQ FEET

Grantor is the holder of the interest in said property under that certain tax deed recorded as Instrument 20060901000433210 in the office of the Judge of Probate of Shelby County, Alabama. This deed conveys any and all interests of Grantor in said 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.



20061116000561470 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
11/16/2006 12:37:17PM FILED/CERT

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals this the 31 day of October, 2006.

Mooring Tax Asset Group, LLC

By: [Signature]
Its: President

Shelby County, AL 11/16/2006
State of Alabama

Deed Tax: \$14.00

STATE OF Virginia)
COUNTY OF Fairfax)

I, Alicia N. Brannon, a Notary Public in and for said County in said State, hereby certify that James P. Meeks, whose name as Attorney-in-Fact of Mooring Tax Asset Group, LLC 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 Mooring Tax Asset Group.

Given under my hand and seal, this 31 day of October, 2006

Alicia N. Brannon
NOTARY PUBLIC
(SEAL) **Commonwealth of Virginia**
My Commission Expires 8/31/2010

[Signature]
NOTARY PUBLIC
My Commission Expires: 08/31/2010