20061116000561470 1/2 \$28.00 Shelby Cnty Judge of Probate, AL 11/16/2006 12:37:17PM FILED/CERT

## This Instrument Prepared By:

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

TITLE NOT	EXAMINED
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Send Tax Notice To:

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

STATE OF ALABAMA	•
SHELBY COUNTY	•

## QUITCLAIM DEED

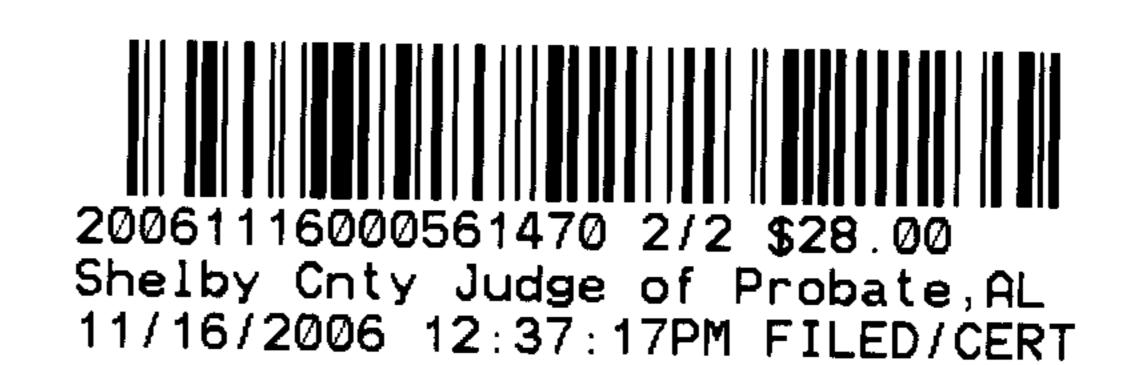
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THIRTEEN THOUSAND SIX HUNDRED SEVENTEEN AND 00/100 DOLLARS (\$13,617.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, MOORING TAX ASSET GROUP (the "Grantor") 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 herafter 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.

(SEAL) Commonwealth of Virginia My Commission Expires 8/31/2010

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

Mooring Tax Asset Group, LLC By: President Shelby County, AL 11/16/2006 State of Alabama STATE OF Virginia Deed Tax: \$14.00 COUNTY OF Fairfax a Notary Public in and for Alicia N. Brannon said County in said State, hereby certify that <u>James P. Meeks</u>, whose name as of Mooring Tax Asset Group, LLC is signed to the Attorney-in-Fact 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 3 day of Atober 2006 Alicia N. Brannon NOTARY PUBLIC NOTARY PUBLIC

My Commission Expires: 0831