



20080229000083150 1/2 \$16.50  
 Shelby Cnty Judge of Probate, AL  
 02/29/2008 01:08:29PM FILED/CERT

PREPARED BY:  
 RILEY & RILEY, P.C.  
 1950 Stonegate Drive, Suite 150  
 Vestavia Hills, Alabama 35242

SEND TAX NOTICE TO:  
 SONDRA D. MINOR  
 180 Thorn Berry Drive  
 Birmingham, AL 35242

Shelby County, AL 02/29/2008  
 State of Alabama  
 Deed Tax: \$2.50

File #: B25192

**QUIT CLAIM DEED**

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

**THIS DEED**, made and entered into this 15<sup>th</sup> day of February, 2008, by and between **First Properties, LLC**, herein called "**GRANTOR**", and **The CIT Group/Consumer Finance, Inc.** a Delaware Corporation, herein called "**GRANTEE**";

**THAT FOR AND IN CONSIDERATION** of the sum of **TWO THOUSAND THREE HUNDRED THIRTY EIGHT AND 50/100, (\$2,338.50)**, and other good and valuable consideration, to the undersigned grantor, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the undersigned Grantor, does remise, release and quit claim unto said Grantee, the following described real estate situated in **Shelby County, Alabama**:

Lot 20, according to the map or survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO TAXES FOR 2008, AND SUBSEQUENT YEARS.**

**SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS AND RESTRICTIONS AND RESTRICTIONS OF RECORD.**

**TO HAVE AND TO HOLD** unto said Grantee and his heirs and/or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, that I am lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, and that I have a good right to convey the same as aforesaid.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 28th day of January, 2008.

FIRST PROPERTIES, LLC

By: *[Signature]*

Its: *Managing Member*

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STATE OF ALABAMA )

COUNTY OF SHELBY )

I, Leigh McConnell, a Notary Public, in and for said County in said State, hereby certify that Banks Ladd, whose name as managing member of First Properties, LLC, an limited liability 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 the instrument, (he) (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this 28th day of January, 2008.

Leigh McConnell  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS