

Recording Requested by &
When Recorded Return To
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

20100108000008150 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/08/2010 12:46:56 PM FILED/CERT

This Document Prepared By:

Atty. Hugh Fitzpatrick
New England Title
841 Main Street
Tewksbury, MA 01876

Fair Market Value of Property: \$74500.00

~~Return To:~~

~~Title Source, Inc.~~
~~1450 West Long Lake~~
~~Suite 400~~
~~Troy, Michigan 48098~~

76161130-01

Record 1st
QUITCLAIM DEED

①

THE STATE OF ALABAMA
MOBILE COUNTY

Know All Men by These Presents:

TOTAL CONSIDERATION ON PROPERTY IS * 500.00 OR LESS:
That for and in consideration of the sum of One and xx/100 (\$1.00) Dollars in hand paid
to the undersigned the receipt whereof is hereby acknowledged, the undersigned DAVID
RELING FRANZ, an unmarried man and RITA JOHNSON FRANZ, an unmarried
woman, (hereinafter called Grantor)

hereby remises, releases, quitclaims, grants, sells, and conveys to Rita Johnson Franz, an
unmarried woman, with an address of 1361 Seven Hills Dr, Mobile, AL 36695
(hereinafter called Grantee) all their right, title, interest and claim in or to the following
described real estate, situated in Mobile County, Alabama, to-wit: *X*

Tax ID Number(s): 01497721

Land situated in the County of Mobile in the State of AL

LOT 40, WINDGATE ESTATES, AS RECORDED IN MAP BOOK 28, PAGE
105 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY,
ALABAMA.

Commonly known as: 1361 Seven Hills Drive, Mobile, AL 36695

Prior Recorded Doc. Ref: Deed from ROBERT HUGH MOORE, JR. and LINDA
DIANNE MOORE, husband and wife to DAVID RELING FRANZ and RITA
JOHNSON FRANZ, as joint tenants during their joint lives and upon the death of either
of them, then to the survivor of them dated September 11, 1990 and recorded September
13, 1990 in Liber/Book 3620, Page/Folio 229

To have and to hold the said Grantee forever.

X "All the above consideration was paid for
by the Mortgage signed simultaneously"



2010010800008150 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/08/2010 12:46:56 PM FILED/CERT

Given under my hand and seal, this 24 day of NOV, 2009

David Reling Franz (LS)
DAVID RELING FRANZ

THE STATE OF ALABAMA

MOBILE COUNTY

I, Cynthia R. Johnson Notary Public, in and for said County in said State, hereby certify that, DAVID RELING FRANZ, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of November, 2009

Cynthia R. Johnson
Notary Public CYNTHIA R. JOHNSON

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 17, 2010
BONDED THRU NOTARY PUBLIC BONDWRITERS



2010010800008150 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/08/2010 12:46:56 PM FILED/CERT

To have and to hold the said Grantee forever.

Given under my hand and seal, this 15 day of December 2009

Rita Johnson Franz (LS)
RITA JOHNSON FRANZ

THE STATE OF ALABAMA

MOBILE COUNTY

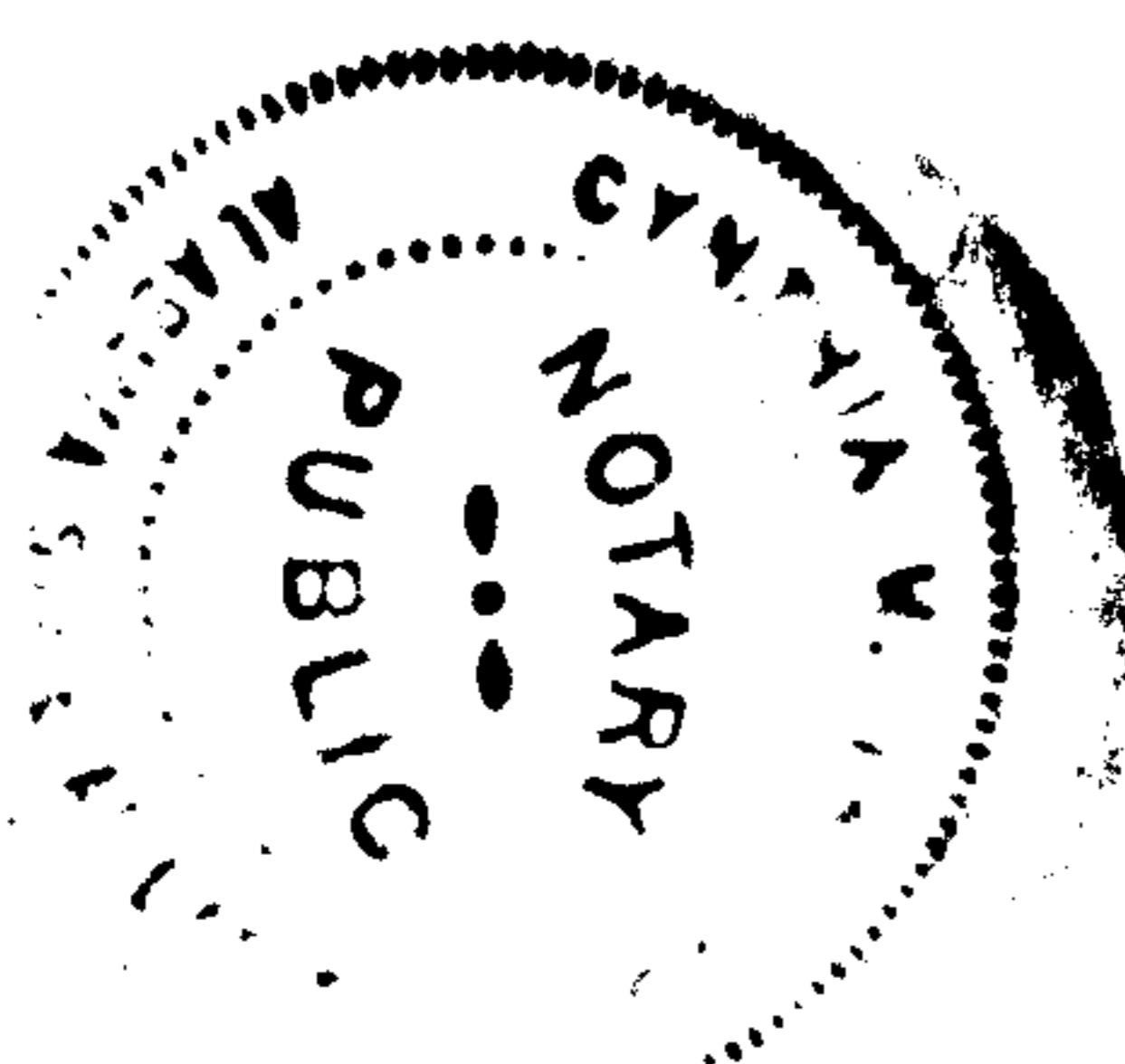
I, Cynthia M. Trainor, a Notary Public, in and for said County in said State, hereby certify that, RITA JOHNSON FRANZ, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 15 day of December 2009

Cynthia M. Trainor
Notary Public

Cynthia M. Trainor
Notary

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 2, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



U01080690+

1632 12/30/2009 76161130/1