

This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
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20100722000233680 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
07/22/2010 12:13:44 PM FILED/CERT

Shelby County, AL 07/22/2010

State of Alabama

Deed Tax : \$20.50

Space Above This Line For Recorders Use Only

76441009
710-401495 MYS 2997
STATE OF ALABAMA
COUNTY OF Shelby

Fair Market Value: \$20,460.00

Record 1st

QUITCLAIM DEED

2010 **THIS INDENTURE** made and entered into on this 17th day of June,
by and between WAYNE J. OSMUNDSON, JR. AND WIFE, JUDITH H.
OSMUNDSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP hereinafter
referred to as Grantor(s) and **WAYNE J. OSMUNDSON, JR. AND JUDITH H.
OSMUNDSON, HUSBAND AND WIFE 104 BLUE WING CIRCLE, PELHAM, AL
35124**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE
and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the
receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell,
and convey to the said Grantee following described real estate located in Shelby County,
Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 1997-10685, Recorded: 04/07/1997

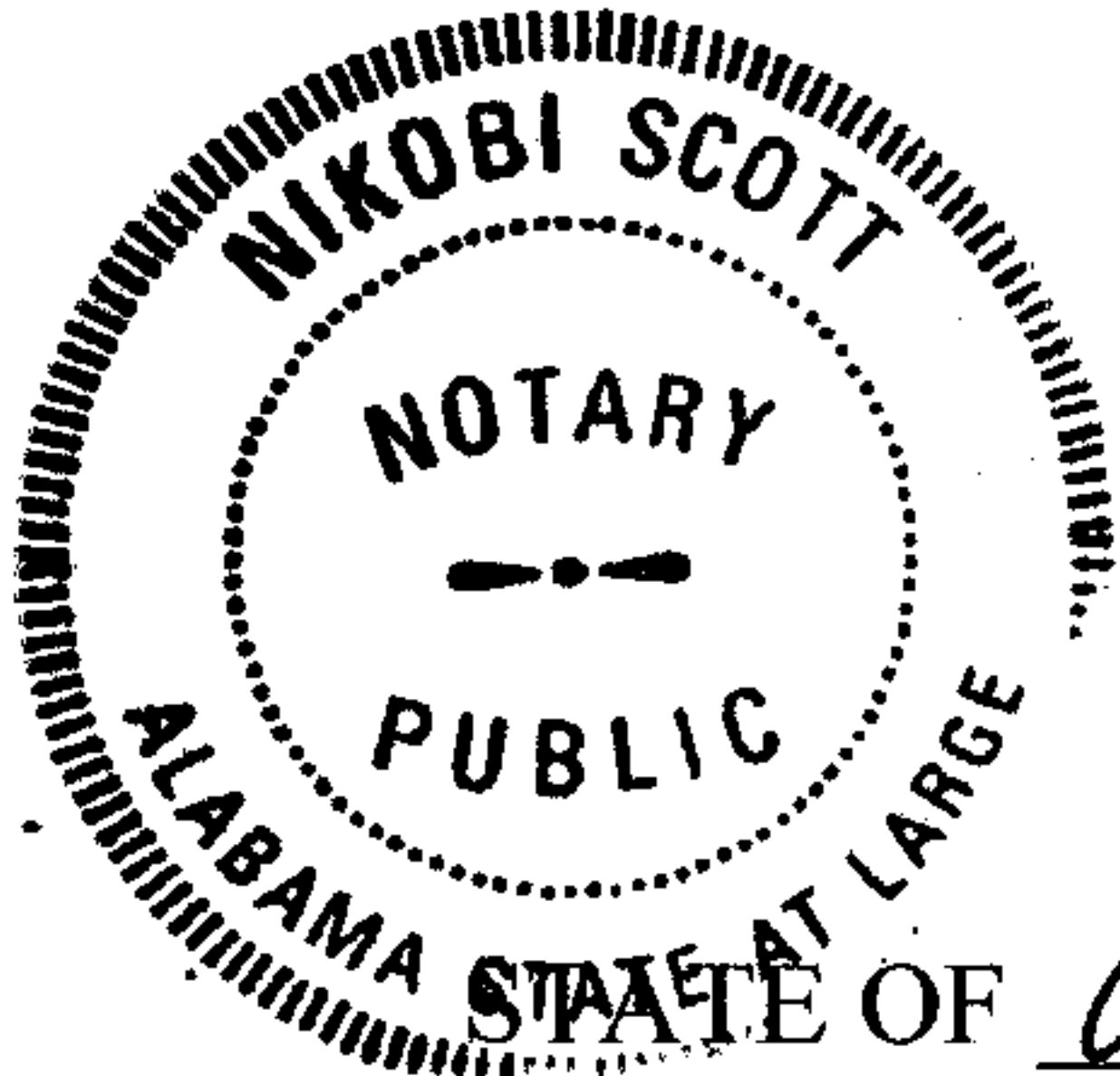
TO HAVE AND TO HOLD the lot or parcel above described together with all and
singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators,
successors or assigns, forever.

WJO



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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.



STATE OF Alabama
COUNTY OF Jefferson

Wayne J. Osmundson, Jr.
WAYNE J. OSMUNDSON, JR.

Judith H. Osmundson
JUDITH H. OSMUNDSON

I, the undersigned, a Notary Public in and for said county and state, hereby certify that WAYNE J. OSMUNDSON, JR., whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7th day of June, 2010.

Nikobi Scott

NOTARY PUBLIC

My commission expires: July 20, 2013

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that JUDITH H. OSMUNDSON, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

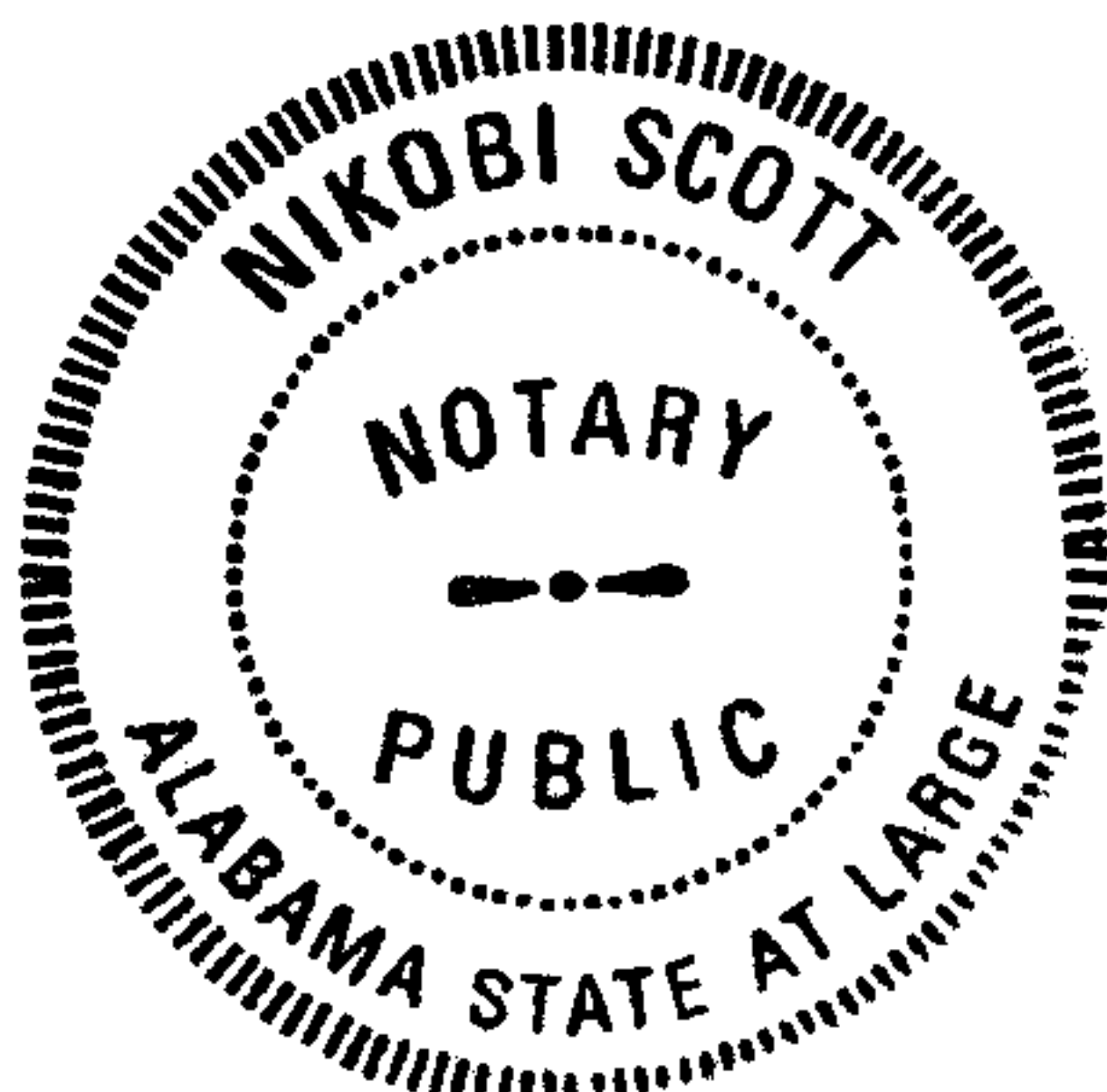
Given under my hand and seal this the 7th day of June, 2010.

Nikobi Scott

NOTARY PUBLIC

My commission expires: July 20, 2013

Our File No. ANA201007057





20100722000233680 3/3 \$38.50
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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:

LOT 29, ACCORDING TO THE SURVEY OF MALLARD POINTE FIRST ADDITION AS RECORDED IN MAP BOOK 11 PAGE 86 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED. SUBJECT TO TAXES FOR 1997.

SUBJECT TO 35 FOOT BUILDING LINE, RESTRICTIONS, COVENANTS AND CONDITIONS, EASEMENTS, RIGHT OF WAY, TRANSMISSION LINE PERMIT, AND AGREEMENT WITH ALABAMA POWER COMPANY, OF RECORD.

PROPERTY COMMONLY KNOWN AS: 104 BLUE WING CIRCLE, PELHAM, AL 35124



U01335195

2447 6/16/2010 76441009/1

Handwritten signature/initials