

Deed Tax : \$138.50



20100804000249620 1/3 \$158.50
Shelby Cnty Judge of Probate, AL
08/04/2010 02:35:53 PM FILED/CERT

Commitment Number: 227699
Seller's Loan Number: 6297428

After Recording Return To:

NationalLink	(4)
4000 Industrial Blvd	
Aliquippa, PA 15001	227699

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11-7-36-3-000-026.156

QUITCLAIM DEED

Luis Salazar married to **Mayte Salazar**, whose mailing address is **155 Hayesbury Lane, Pelham, AL 35124**, hereinafter grantors, for \$ **138,100.00** in consideration paid, grant and quitclaim to **Luis Salazar, Mayte Salazar, Maite Ciliezar Miller and Wilce Allen Miller**, for and during their joint lives as joint tenants and upon the death of any of them, then to the survivors of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **155 Hayesbury Lane, Pelham, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain parcel of land situated in the City of Pelham, County of Shelby, State of Alabama, being known and designated as follows: Lot 28, according to the Final Plat Hayesbury, Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Maryann A. Wilson to Luis Salazar and Mayte Salazar, as described in Deed Instrument #20061113000553810, Dated 10/30/2006, Recorded 11/13/2006, in SHELBY County Records.

Tax ID: 11-7-36-3-000-026.156

Property Address is: 155 Hayesbury Lane, Pelham, AL 35124



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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Book 20061113000, Page 553810**



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Executed by the undersigned on July 12, 2010:

Luis Salazar
Luis Salazar

Mayte Salazar
Mayte Salazar

STATE OF Ala
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Luis Salazar, Mayte Salazar**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of July, 2010

[Signature]
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170