

Value \$ 500.00

This instrument prepared by:  
Cherokee W. Wooley  
Law Offices of Thomas J. Skinner, IV, LLC  
2700 Highway 280, Suite 245E  
Birmingham, Alabama 35223

THIS DEED IS BEING EXECUTED TO CLARIFY TITLE.

Send Tax Notice To:  
Wells Fargo Bank, N.A.  
MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

SOURCE OF TITLE:  
Deed Book 374, Page 413  
Instrument No. 1998-27924

STATE OF ALABAMA            )  
SHELBY COUNTY                )

**QUITCLAIM DEED**

WHEREAS, heretofore, through a series of deeds, William L. Gamel became owner of certain real property (the "Subject Property"), commonly known as 241 Starboard Drive in Shelby County, Alabama, which said deeds are recorded at Book 272, Page 408; Book 296, Page 143; and Book 374, Page 413; and also at Instrument No. 1998-15748 and Instrument No. 1998-27924, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, heretofore on May 10, 2007, William L. Gamel executed a certain Adjustable Rate Home Equity Conversion Mortgage to Wells Fargo Bank, N.A. (the "Mortgage"), which Mortgage was recorded on May 18, 2007 at Instrument No. 20070518000231910, in the Office of the Judge of Probate of Shelby County, Alabama; however, the Mortgage contained an incomplete legal description that did not describe all of the Subject Property; and

WHEREAS, as set forth in the Heirship Affidavits attached hereto as Exhibit "A," on November 12, 2008, the Subject Property was inherited, subject to the Mortgage, by Cathy Gamel Weathers and Lois Gamel Davis, as the sole surviving heirs of William L. Gamel; and

WHEREAS, the real property that was the subject of the Mortgage was conveyed to Fannie Mae a/k/a Federal National Mortgage Association, by that certain Foreclosure Deed, dated January 19, 2010, and recorded on January 29, 2010, at Instrument No. 20100129000029340, in the Office of the Judge of Probate of Shelby County, Alabama; however, the Foreclosure Deed also contained the incomplete legal description related to the Subject Property;

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, Cathy Gamel Weathers and Lois Gamel Davis, as "Grantors," for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid by Fannie Mae a/k/a Federal National Mortgage Association, hereinafter called the "Grantee," and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby REMIT, RELEASE AND QUITCLAIM unto the said Grantee, its successors and/or assigns, all their rights, title and interest in and to that certain real property situated in the County of Shelby, State of Alabama, described as follows, to wit:

SEE EXHIBIT "B" ATTACHED HERETO

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.



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Shelby Cnty Judge of Probate, AL  
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TO HAVE AND TO HOLD unto the Grantee, its respective successors and assigns forever.

The Grantors hereby certify that the above-described property does not constitute their homestead.

IN WITNESS WHEREOF, the Grantors have set their hand and seal on or as of this the 14<sup>th</sup> day of October, 2010.

Cathy Gamel Weathers  
Grantor

Lois Davis  
Grantor

STATE OF ALABAMA       )  
SHELBY COUNTY        )


I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that Cathy Gamel Weathers and Lois Gamel Davis, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

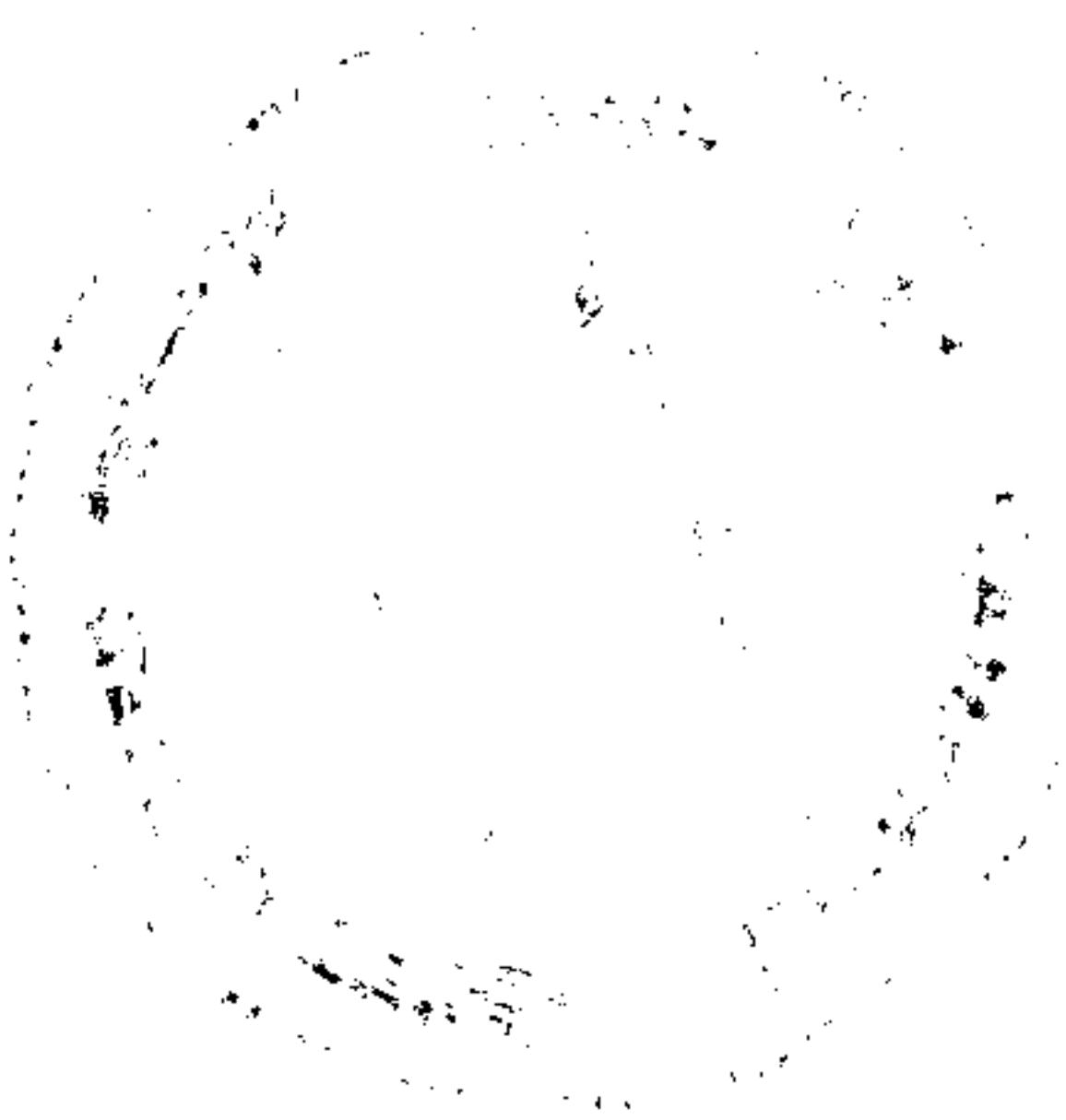
Given under my hand and seal of this office this 14<sup>th</sup> day of October, 2010.

[SEAL]

My commission expires: 9-11-11


Jamie Lee Campbell  
Notary Public

  
20101029000362950 2/9 \$43.00  
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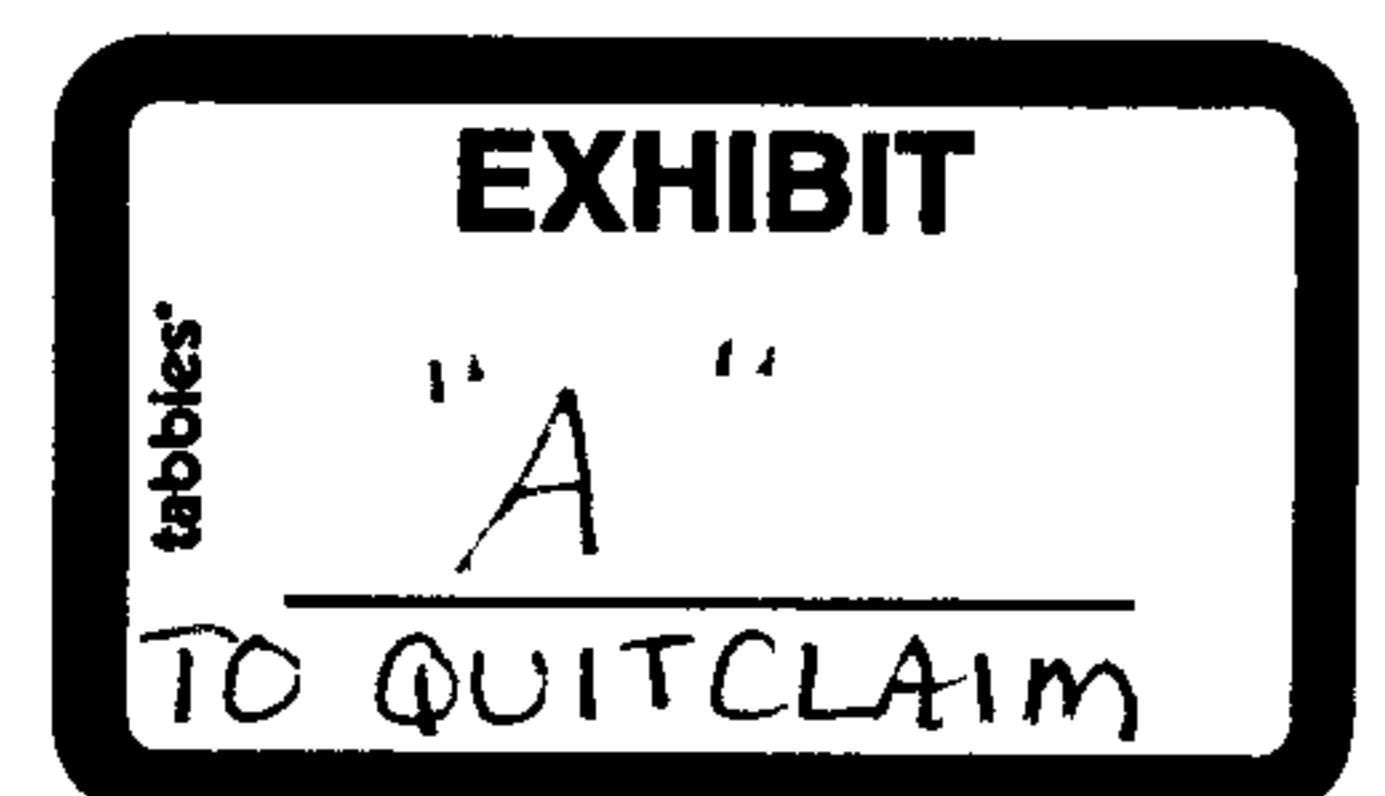
  
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### HEIRSHIP AFFIDAVIT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

COMES NOW the Affiant, Cathy Gamel Weathers, and hereby testifies as follows:

1. My name is Cathy Gamel Weathers. I am over the age of 19 and a resident of Shelby County, Alabama.
2. My parents were William L. Gamel and Betty R. Gamel of Shelby County, Alabama. My sister, Lois Gamel Davis, and I are the only surviving children of William L. Gamel and Betty R. Gamel.
3. My mother, Betty R. Gamel, passed away on June 21, 2005. She was survived by my father, my sister and myself.
4. My father, William L. Gamel, passed away on November 12, 2008, in Shelby County, Alabama. My sister and I were the sole surviving heirs.
5. William L. Gamel and Betty R. Gamel acquired a certain piece of property commonly known as 241 Starboard Drive, Shelby, Alabama 35143 (the "Subject Property") in Shelby County, Alabama, through a series of Deeds recorded at Book 272, Page 408; Book 296, Page 143; and Book 374, Page 413; and also at Instrument No. 1998-15748 and Instrument No. 1998-27924, in the Office of the Judge of Probate of Shelby County, Alabama.
6. The Subject Property is legally described in Exhibit "A" attached hereto.
7. My father mortgaged the Subject Property on May 10, 2007, pursuant to an Adjustable Rate Home Equity Conversion Mortgage to Wells Fargo Bank, N.A. (the "Mortgage"), which Mortgage was recorded on May 18, 2007 at Instrument No. 20070518000231910, in the Office of the Judge of Probate of Shelby County, Alabama; however, the Mortgage contained an incorrect legal description that did not include all of the Subject Property.
8. The Mortgage was foreclosed in 2010 and sold to Fannie Mae a/k/a Federal National Mortgage Association, by that certain Foreclosure Deed, dated January 19, 2010, and recorded on January 29, 2010, at Instrument No. 20100129000029340, in the Office of the Judge of Probate of Shelby County, Alabama; however, I understand that the Foreclosure Deed also contained the incorrect legal description related to the Subject Property.



9. I do not claim any interest in the Subject Property, and through a simultaneously executed Quitclaim Deed, I hereby quitclaim any interest I may have in the Subject Property to Fannie Mae a/k/a Federal National Mortgage Association.

10. I hereby affirm that the Quitclaim Deed to which this Heirship Affidavit is attached as Exhibit "A" is a true and correct copy of the original Quitclaim Deed referenced above which was executed by me as the heir of William L. Gamel.

Further the Affiant saith not.

  
Cathy Gamel Weathers

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, a notary public in and for said county in said state, hereby certify that Cathy Gamel Weathers, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily. Subscribed and sworn to before me this the 14<sup>th</sup> day of October, 2010.

[SEAL]

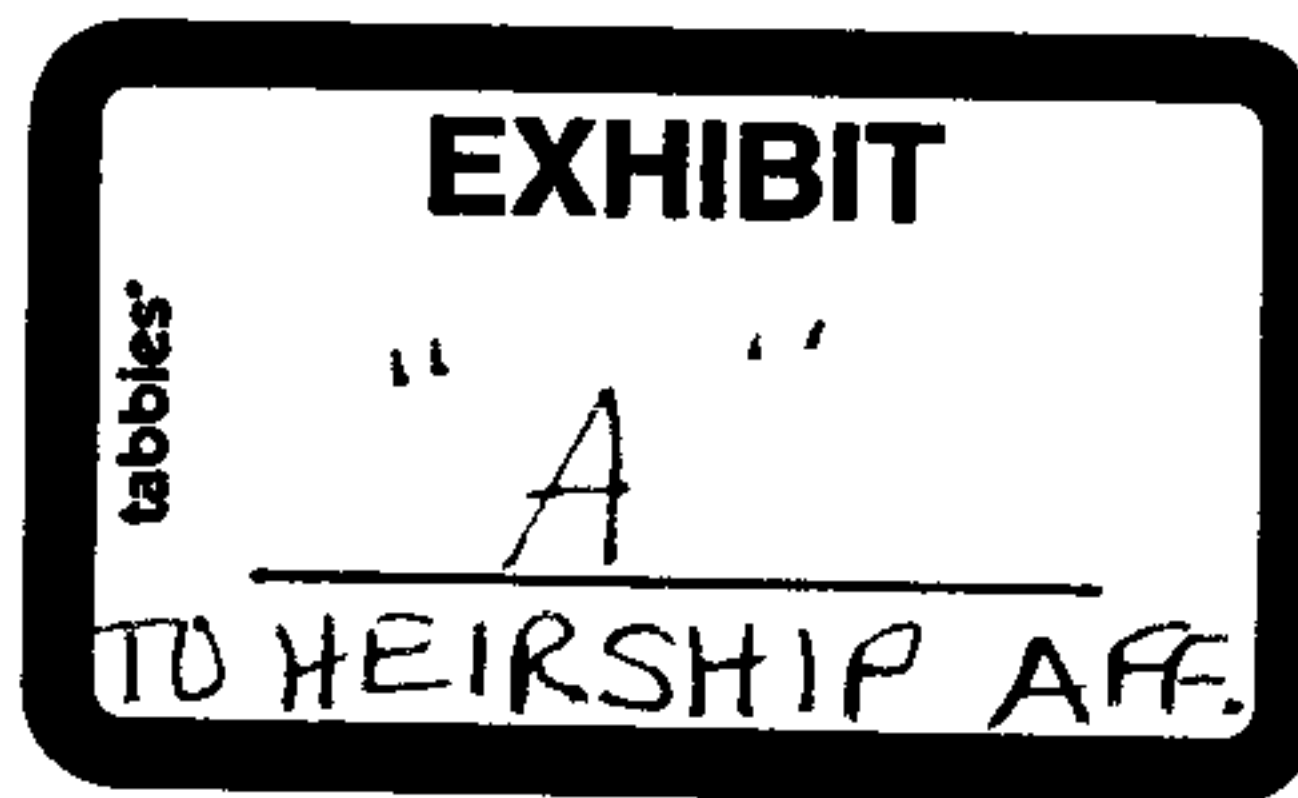
  
Notary Public

My Commission Expires: 9-11-11



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Lot No. 18 in Block 5, according to Glasscock's subdivision of Spring Creek, according to the survey of J.R. McMillen, dated August 19, 1957, more particularly described as commencing at the SW corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 12, Township 24, Range 15 East which said point is marked by an iron pipe; thence Easterly along the South boundary of said Quarter Quarter Section 910 feet to the SW corner of said Lot No. 18 for point of beginning; thence turn an angle of 90 deg. 15' left and run thence Northerly 110 feet to the South boundary of 1st Avenue as shown by said map; thence Easterly along the South boundary of said 1st Avenue 50 feet; thence Southerly and parallel with the West boundary of said Lot No. 18, 110 feet to the South boundary of said Quarter Quarter Section; thence Westerly along the South boundary of said Quarter Quarter Section 50 feet to point of beginning.

ALSO: Lot 19, Block 5, according to Glasscock's subdivision, Spring Creek, as shown by map recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama, and which said subdivision is located in the Southwest corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12, Township 24, Range 15 East, Shelby County, Alabama.

Subject to easements and rights of way of record.

Commence at the SE corner of Lot 17 of Glasscock's Subdivision Springcreek, Block 5, as recorded in MB 4, PG 23, thence run East along said subdivision a distance of 161.00 feet; thence turn an angle of 128 degrees 30 minutes 07 seconds right and run a distance of 98.66 feet; thence turn an angle of 74 degrees 11 minutes 49 seconds right and run a distance of 110.30 feet; thence turn an angle 70 degrees 53 minutes 43 seconds right and run a distance of 34.71 feet to the point of beginning. Property is subject to any and all agreements, easements, restrictions, and/or limitation of probated record and/or applicable law.



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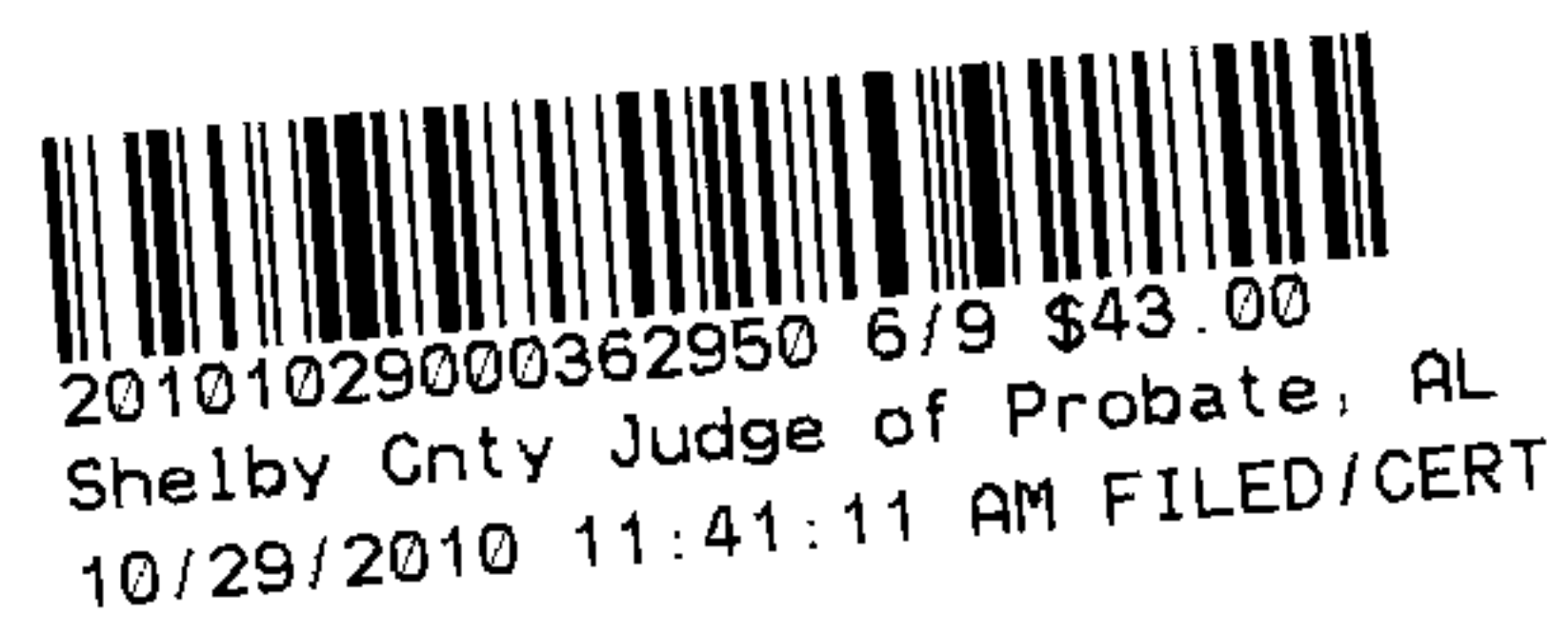
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Birmingham, Alabama 35223

### **HEIRSHIP AFFIDAVIT**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

COMES NOW the Affiant, Lois Gamel Davis, and hereby testifies as follows:

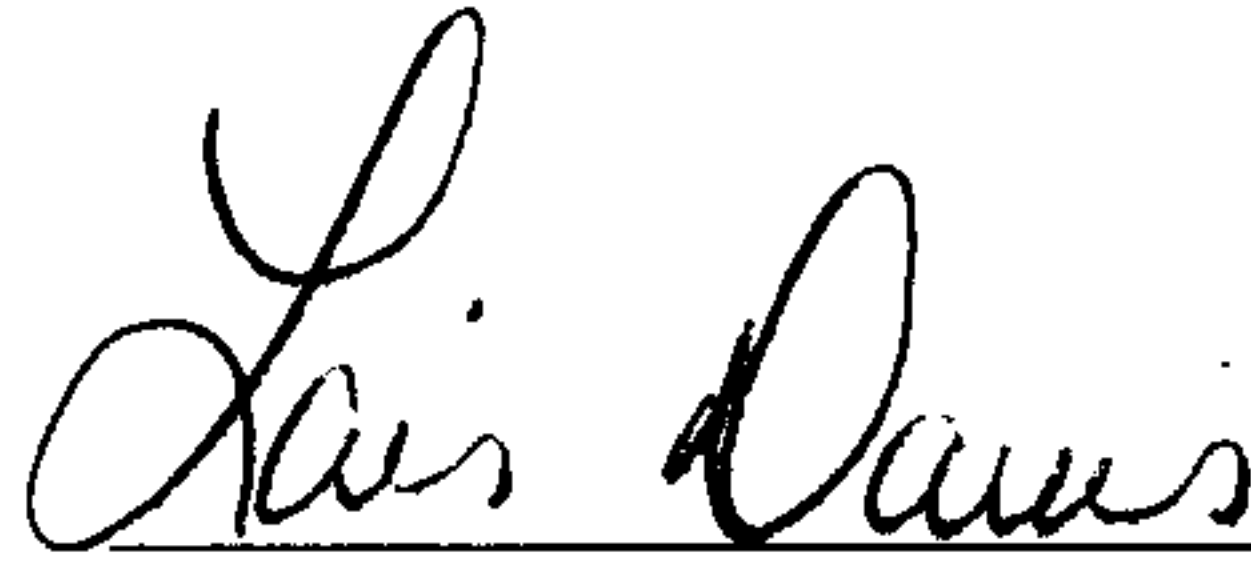
1. My name is Lois Gamel Davis. I am over the age of 19 and a resident of Shelby County, Alabama.
2. My parents were William L. Gamel and Betty R. Gamel of Shelby County, Alabama. My sister, Cathy Gamel Weathers, and I are the only surviving children of William L. Gamel and Betty R. Gamel.
3. My mother, Betty R. Gamel, passed away on June 21, 2005. She was survived by my father, my sister and myself.
4. My father, William L. Gamel, passed away on November 12, 2008, in Shelby County, Alabama. My sister and I were the sole surviving heirs.
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10. I hereby affirm that the Quitclaim Deed to which this Heirship Affidavit is attached as Exhibit "A" is a true and correct copy of the original Quitclaim Deed referenced above which was executed by me as the heir of William L. Gamel.

Further the Affiant saith not.



Lois Gamel Davis


STATE OF ALABAMA     )  
SHELBY COUNTY        )

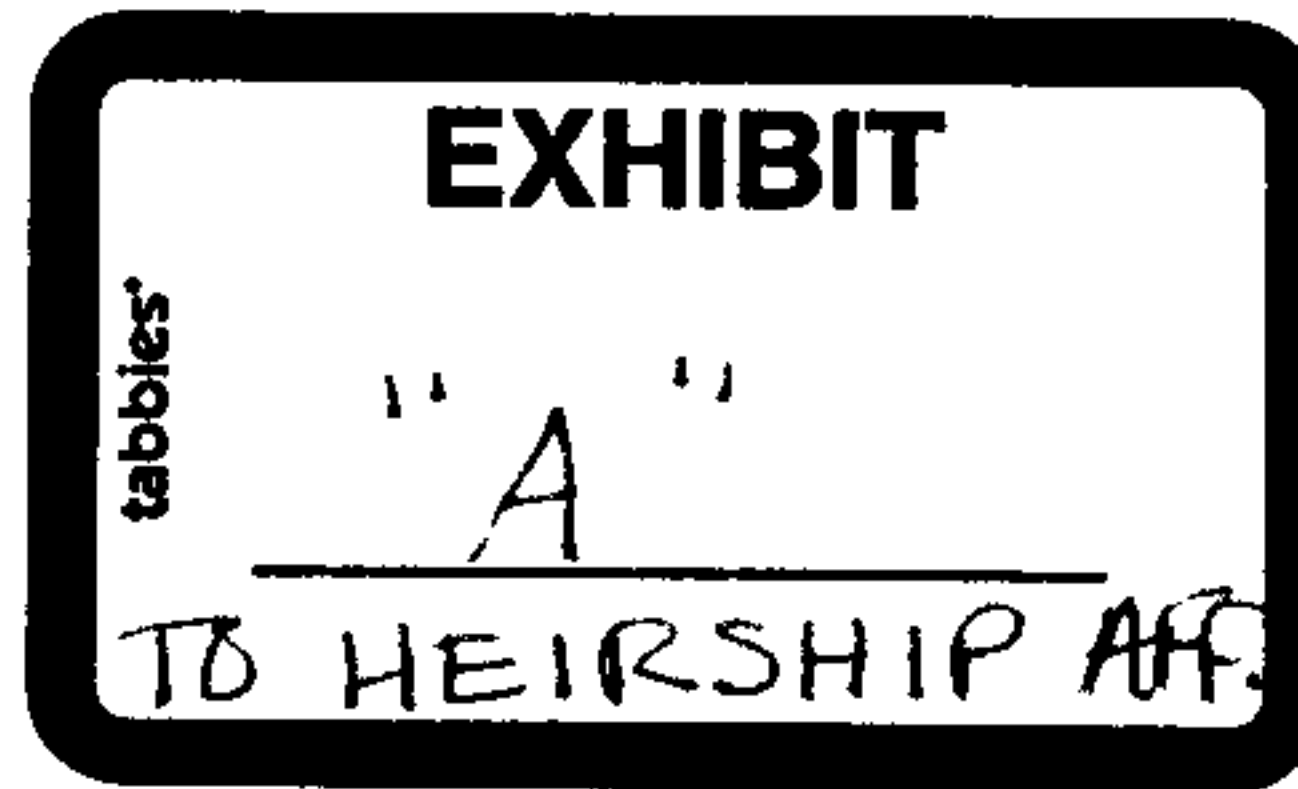
I, a notary public in and for said county in said state, hereby certify that Lois Gamel Davis, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily. Subscribed and sworn to before me this the 14<sup>th</sup> day of October, 2010.

[SEAL]

  
Notary Public

My Commission Expires: 9-11-11

  
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ALSO: Lot 19, Block 5, according to Glasscock's subdivision, Spring Creek, as shown by map recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama, and which said subdivision is located in the Southwest corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12, Township 24, Range 15 East, Shelby County, Alabama.

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