

20110118000017400 1/4 \$52.50  
Shelby Cnty Judge of Probate, AL  
01/18/2011 02:32:51 PM FILED/CERT

This Document Prepared By:  
Atty. Hugh Fitzpatrick  
New England Title  
841 Main Street  
Tewksbury, MA 01876

Fair Market Value of Property: \$ 265,600.00

Return To: Title Source, Inc.  
1450 West Long Lake  
Suite 400  
Troy, Michigan 48098

QUITCLAIM DEED

THE STATE OF ALABAMA  
SHELBY COUNTY

① 555-208-55  
909565

*Total Consideration on property is \$300.00 or less*

Know All Men by These Presents:

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 RONALD C. SUMNERS and KAREN E. SUMNERS, HUSBAND AND WIFE SURVIVING JOINT TENANTS OF HOWARD E. ELLIOTT (hereinafter called Grantor) *see attached Death Certificate*

hereby remises, releases, quitclaims, grants, sells, and conveys to RONALD C. SUMNERS and KAREN E. SUMNERS, HUSBAND AND WIFE, with an address of 709 Meadow Ridge Ct., Birmingham, AL 35242 (hereinafter called Grantee) all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Tax Id Number(s): 101010006005000

Land Situated in the County of Shelby in the State of AL

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

769-8828/1

*Note: All of the above consideration  
was paid for by the mortgage  
signed simultaneously.*

LOT 5, ACCORDING TO THE SURVEY OF MEADOW BROOK CLUSTER HOMES, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Commonly known as: 709 Meadow Ridge Court, Birmingham, AL 35242

Prior Recorded Doc. Ref: Deed from DOUBLE OAK CONSTRUCTION CO., INC. to HOWARD E. ELLIOTT, a married man, RONALD C. SUMNERS and KAREN E. SUMNERS for their joint lives, remainder to the survivor of them dated June 25, 1998 and recorded June 26, 1998, Instrument/Case No. 1998-23941

To have and to hold the said Grantee forever.

Given under my hand and seal, this 4<sup>TH</sup> day of Jan, 2011

Ronald C. Sumners (LS)  
RONALD C. SUMNERS

RCS  
RES

Karen E. Sumners (LS)  
KAREN E. SUMNERS

THE STATE OF ALABAMA  
SHELBY COUNTY

I, Bona Brown, a Notary Public, in and for said County in said State, hereby certify that, RONALD C. SUMNERS and KAREN E. SUMNERS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 04 day of January, 2011

Bona Brown  
Notary Public  
04/29/14  
Bona Brown



# ALABAMA

## CERTIFICATE OF DEATH

TYPE IN PERMANENT  
BLACK INK. DO NOT  
USE GREEN, RED, OR  
BLUE INK.

County  
File  
Number —

State File Number **101**

3. \_\_\_\_\_  
6. \_\_\_\_\_  
19. \_\_\_\_\_  
20. \_\_\_\_\_  
26. \_\_\_\_\_  
27. \_\_\_\_\_  
34. \_\_\_\_\_

1. DECEASED—NAME First Middle Last (Type last name all capitals) <b>Howard Edward ELLIOTT</b>				2. DATE OF DEATH (Month, Day, Year) <b>October 13, 2010</b>		3. COUNTY OF DEATH <b>Shelby</b>	
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE <b>Birmingham 35242</b>				5. INSIDE CITY LIMITS (Specify Yes or No) <b>No</b>		6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number) <b>709 Meadow Ridge Court</b>	
7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, DOA) <b>No</b>				8. OF HISPANIC ORIGIN (Specify Yes or No) If Yes, Specify Cuban, Mexican, Puerto Rican, etc. <b>No</b>		9. RACE—(Specify American Indian, Black, White, etc.) <b>White</b>	
10. SEX <b>Male</b>		11. AGE <b>88 yrs.</b>		12. UNDER 1 YEAR MOS. _____ DAYS _____ HOURS _____ MINS. _____		13. DATE OF BIRTH (Month, Day, Year) <b>January 12, 1922</b>	
14. DECEASED'S SOCIAL SECURITY NUMBER [REDACTED]				15. EDUCATION (Specify ONLY highest grade completed below) Elementary or High School (0-12) _____ College (1-4 or 5+) <b>4</b>		16. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) <b>Widowed</b>	
17. SURVIVING SPOUSE (If wife, give maiden name) <b>Fannie Clements</b>				18. Was Decedent ever in Armed Forces (Specify Yes or No) <b>Yes</b>		19. STATE OF BIRTH (If not in USA, name country) <b>Alabama</b>	
20. RESIDENCE—STATE <b>Alabama</b>				21. COUNTY <b>Shelby</b>		22. CITY, TOWN, OR LOCATION AND ZIP CODE <b>Birmingham, AL 35242</b>	
23. INSIDE CITY LIMITS (Specify Yes or No) <b>No</b>				24. STREET AND NUMBER <b>709 Meadow Ridge Court</b>		25. INFORMANT—Name and Address <b>Karen Summers 709 Meadow Ridge Court, Birmingham, AL 35242</b>	
26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) <b>Purchasing Agent</b>				27. KIND OF BUSINESS OR INDUSTRY <b>Electrical</b>			
28. FATHER—NAME First Middle Last <b>Thomas Cross Elliott</b>				29. MOTHER—NAME First Middle Last <b>Fannie Clements</b>			
30. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Hospital Disposal, Other) <b>Burial</b>				31. DATE OF DISPOSITION (Month, Day, Year) <b>Oct 16, 2010</b>		32. CEMETERY OR CREMATORY—Name <b>Vincent City</b>	
33. LOCATION—(City or Town—State) <b>Vincent, AL</b>				34. FUNERAL HOME—Name and Address <b>Southern Heritage 475 Cahaba Valley Rd, Pelham, AL 35124</b>		35. FUNERAL DIRECTOR—Signature <i>Bob Brewer</i>	
36. DATE SIGNED BY FUNERAL DIRECTOR <b>Oct 18, 2010</b>				37. <input checked="" type="checkbox"/> Certifying Physician (Physician certifying cause of death) "To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated." <input type="checkbox"/> Medical Examiner <input type="checkbox"/> Coroner "On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place, and due to the cause(s) and manner stated." Signature: <i>[Signature]</i>		38. DATE SIGNED (Month, Day, Year) <b>10, 13, 2010</b>	
39. TIME AND DATE OF DEATH <b>3:36am 10/13/2010</b>				40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only)		41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) <b>John W. Farley, M.D.</b>	
42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) <b>7191 Cahaba Valley Road Birmingham, AL 35242</b>				43. CERTIFIER LICENSE NUMBER <b>16685</b>		44. REGISTRAR—Signature <i>Sheila Keller</i>	
45. DATE FILED (Month, Day, Year) <b>Oct 25, 2010</b>				46. REGISTERAR—Signature <i>Sheila Keller</i>			

NAME OF DECEASED **Elliott, Howard**

### MEDICAL CERTIFICATION

46. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final disease or condition resulting in death) → <b>Failure to Thrive</b>		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
a. DUE TO (OR AS A CONSEQUENCE OF):			
b. DUE TO (OR AS A CONSEQUENCE OF):			
c. DUE TO (OR AS A CONSEQUENCE OF):			
d. DUE TO (OR AS A CONSEQUENCE OF):			
47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.		48. WAS THERE A PREGNANCY IN LAST 42 DAYS? (Specify Yes, No, or Unk.)	
49. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause) <b>Natural Cause</b>		50. AUTOPSY (Specify Yes or No) <b>No</b>	
51. If yes, were findings considered in determining cause of death? (Specify Yes or No)		52. HOW INJURY OCCURRED (Enter nature of injury in Item 46, Part I or Item 47, Part II)	
53. DATE OF INJURY (Month, Day, Year)		54. HOUR OF INJURY	
55. INJURY AT WORK (Specify Yes or No)		56. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)	
57. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)			

This is a legal record and must be filed within five (5) days after death.

ADPH-HS 2/Rev. 11-93

This is a true and exact copy of the record on file with the Shelby County Health Department

*Sheila Keller*  
Signature of Local Registrar

*Oct 25, 2010*  
Date of Issue



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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 101010006005000

Land Situated in the County of Shelby in the State of AL

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RECORDED IN MAP BOOK 22, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,  
BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Commonly known as: 709 Meadow Ridge Court , Birmingham, AL 35242



\*U01771948\*

1632 1/12/2011 76918828/1



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