

20110131000032000 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
01/31/2011 11:16:53 AM FILED/CERT

This Instrument Prepared By:

Mooring Tax Asset Group
8614 Westwood Center Dr
Suite 500
Vienna, VA 22182

TITLE NOT EXAMINED

Send Tax Notice To:

**Frontier Bank c/o Jan Kromer
43 North Broadway Ave
Sylacauga, AL 35150**

\$ 79,935.00

STATE OF ALABAMA

SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mooring Tax Asset Group, LLC** (the "Grantor") does hereby remise, release and quitclaim unto **Frontier Bank** (the "Grantee") all of its right, title and interest in and or to the following described tract or parcel of land situated in **Shelby County, Alabama**, to wit:

SHELBY COUNTY PARCEL: 58/ /03/06/24/0/000/043.025

**LEGAL DESCRIPTION: LOT 35A STONEGATE REALTY PH.2 RESUB SECTION 24
TWNSHP18S RANGE 01W**

MORE COMMONLY KNOWN AS: 360 Stonegate Drive, Birmingham, AL 35242

This deed conveys any and all interests of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

(SIGNATURES TO FOLLOW ON NEXT PAGE)

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals this the 24th day of January, 2011.

Mooring Tax Asset Group, LLC

Signature: *John M. Jacquemin*
By: John M. Jacquemin
President, Mooring Financial Corporation
Its: Manager

STATE OF Virginia)
COUNTY OF Fairfax)

I, Nicholas H. Mellott, a Notary Public in and for said County in said State, hereby certify that John M. Jacquemin, whose name as Manager of Mooring Tax Asset Group, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of Mooring Tax Asset Group, LLC.

Given under my hand and seal, this 24th day of January, 2011

(SEAL)

Nicholas H. Mellott
NOTARY PUBLIC
My Commission Expires: Feb. 28, 2014

Nicholas H. Mellott
Notary Public
Commonwealth of Virginia
Reg. #7335561
Commission Expires Feb. 28, 2014