


This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
8940 Main Street
Clarence, NY 14031

Record and Return to:

LAURINISA MIRANDA
140 SUNSET TRAIL
ALABASTER, AL 35007


20110512000142450 1/4 \$68.50
Shelby Cnty Judge of Probate, AL
05/12/2011 12:16:03 PM FILED/CERT

\$47.50

Space Above This Line For Recorders Use Only

**STATE OF ALABAMA
COUNTY OF SHELBY**

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 3rd day of May, 2011, by and between LAURINISA MIRANDA, MARRIED AND JOINED BY HER SPOUSE BRIAN K. DAVIS, AND MARIZA MONTENEGRO, UNMARRIED hereinafter referred to as Grantor(s) and **LAURINISA MIRANDA AND BRIAN K. DAVIS, WIFE AND HUSBAND, 140 SUNSET TRAIL, ALABASTER, AL 35007**, 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: Book 1999, Page 37265, Recorded: 09/03/1999

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.

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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.

Laurinisa Miranda
LAURINISA MIRANDA

Brian K. Davis
BRIAN K. DAVIS

Mariza Montenegro
MARIZA MONTENEGRO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that LAURINISA MIRANDA, 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 3rd day of May, 2011.

Carolyn M. Smith
NOTARY PUBLIC
My commission expires:

CAROLYN M. SMITH
Notary Public, Alabama State At Large
My Commission Expires: Sept. 17, 2011

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that BRIAN K. DAVIS, 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 3rd day of May, 2011.

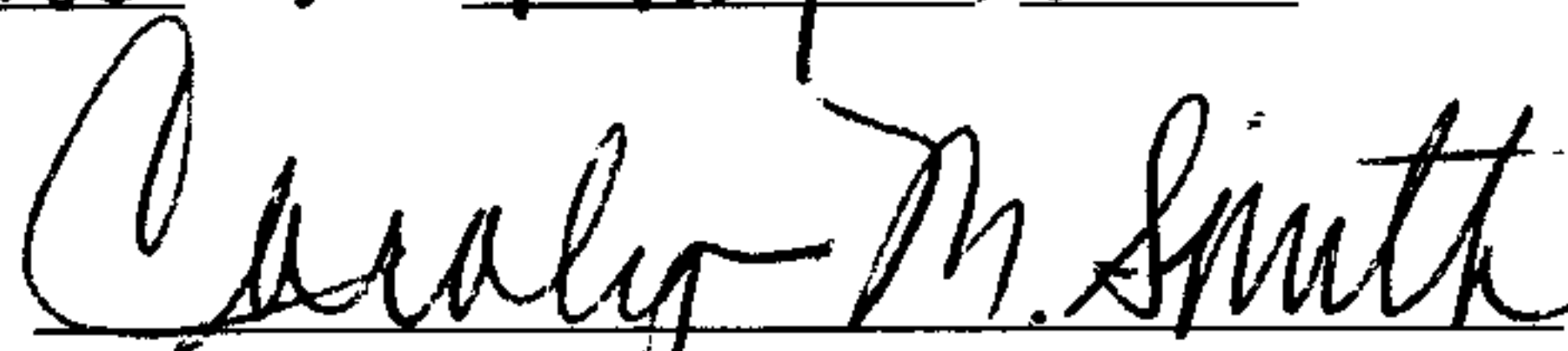
Carolyn M. Smith
NOTARY PUBLIC
My commission expires:

CAROLYN M. SMITH
Notary Public, Alabama State At Large
My Commission Expires: Sept. 17, 2011

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that MARIZA MONTENEGRO, 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 3rd day of May, 2011.



NOTARY PUBLIC

My commission expires:

CAROLYN M. SMITH Notary Public, Alabama State At Large My Commission Expires: Sept. 17, 2011
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Our File No. ANA201110605



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EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED BOOK 1999, PAGE 37265, ID# 23-7-25-3-002-010.000, BEING KNOWN AND DESIGNATED AS .

LOT 10, ACCORDING TO THE SURVEY OF STAGECOACH TRACE, SECTOR I, AS RECORDED IN MAP BOOK 25, PAGE 24 A, B & C. IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

PARCEL ID NO.: 23-7-25-3-002-010.000

PROPERTY COMMONLY KNOWN AS: 140 SUNSET TRAIL, ALABASTER, AL 35007



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Shelby County, AL 05/12/2011
State of Alabama
Deed Tax: \$47.50