

This Instrument Prepared By:

Grantor:
Mercury Funding, LLC
P.O. Box 772837
Memphis, TN 38177

TITLE NOT EXAMINED
Send Tax Notice To:

RBC Bank (USA)
Builder Finance/Asset Resolution
11011 Richmond Ave., Suite 850
Houston, Texas 77092

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 06/01/2011
State of Alabama
Deed Tax:\$4.00

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, Mercury Funding, LLC (the "Grantor") does hereby remise, release and quitclaim unto RBC Bank USA (the "Grantee") its interest, if any, in the following described tract or parcel of land conveyed to Grantor by Tax Sale and situated in Shelby County, Alabama, to wit:

PARCEL #12 08 34 0 000 013.018

LEGAL DESCRIPTION: Lot 18 Oak Brook Subdivision

This deed conveys the Grantor's interest, if any, in such property that was acquired at the Shelby County, Alabama tax sale as evidenced by the certain Certificate of Land Sold for Taxes and Purchased at Tax Sale by an Individual (Receipt# 81726) issued on May 8, 2008 for the tax year 2007 and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

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.

This instrument does not cover any rights of the Grantor arising out of tax sales subsequent to May of 2008. Grantor herein shall not be responsible for any taxes due, or to become due on the above described property. This quitclaim deed is without warranty of any kind and Grantee accepts said property in an "as is" condition.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals this the 25th day of May, 2011.

Mercury Funding, LLC
By: Michael Taylor
Its Agent

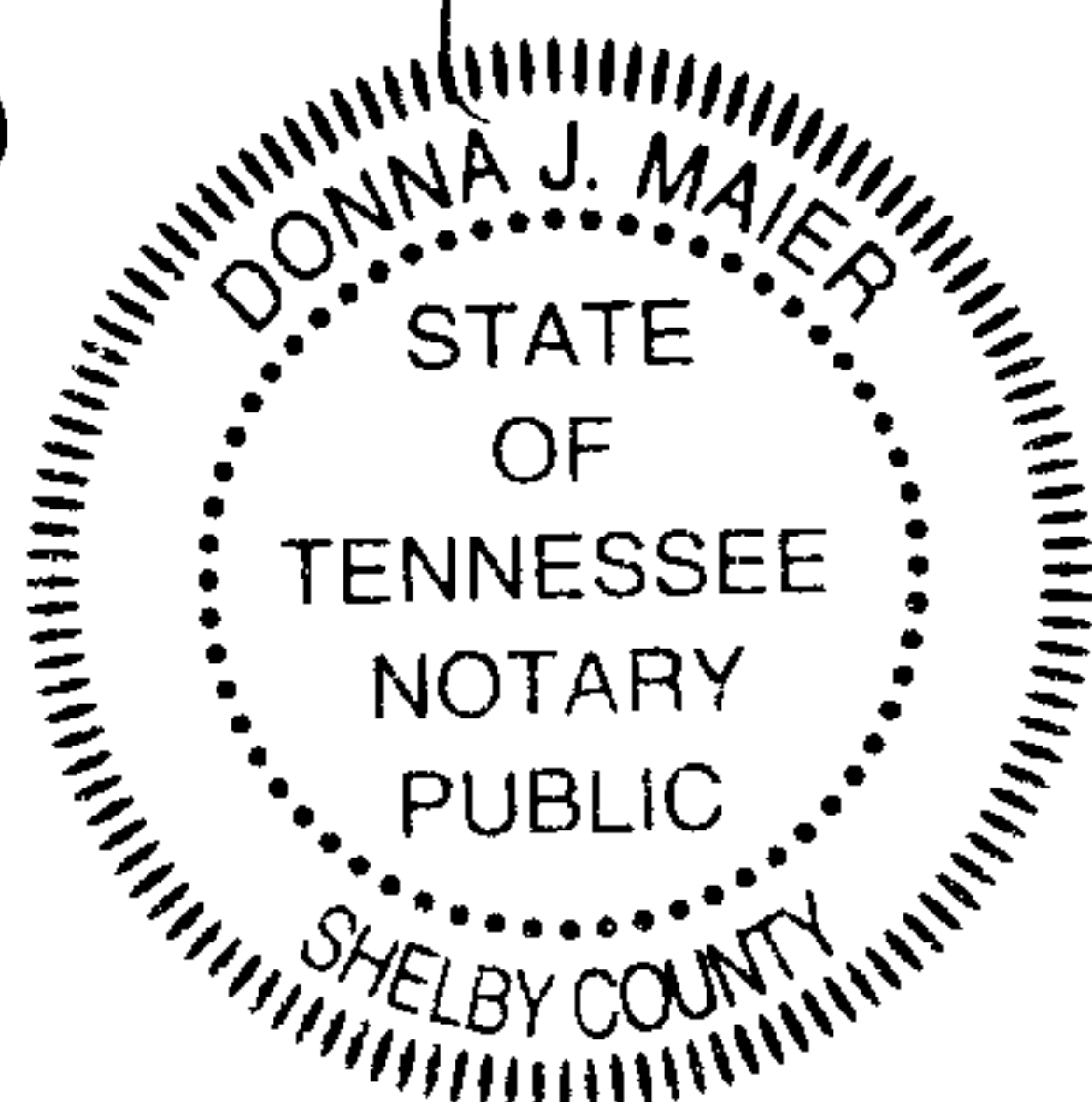
STATE OF Tennessee)
COUNTY OF Shelby)

I, Donna J Maier, a Notary Public in and for said County in said State, hereby certify that Michael Taylor, whose name as Agent of Mercury Funding 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 said corporation.

Given under my hand and seal, this 25 day of May, 2011.

Donna J Maier

(SEAL)



NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES:
November 20, 2011

THE STATE OF ALABAMA,
SHELBY COUNTY, OFFICE OF PROPERTY TAX COMMISSIONER
I, DON ARMSTRONG PROPERTY TAX COMMISSIONER OF SAID COUNTY, HEREBY CERTIFY THAT THE FOLLOWING REAL ESTATE, LYING IN SAID COUNTY, TO-WIT:

PARCEL #58//12/08/34/0/000/013.018 DESCRIBED AS

LEGAL DESCRIPTION

MAP NUMBER: 12 8 34 0 000 CODE1: 12 CODE2:

SUB DIVISON1: OAK BROOK SUBDIVISION

SUB DIVISON2:

PRIMARY LOT: 18

SECONDARY LOT:

PRIMARYBLOCK:

SECONDARYBLOCK:

MAP BOOK: 35 PAGE: 106

MAP BOOK: PAGE:

SECTION1 34

SECTION2

SECTION3

SECTION4

LOT DIM1 393.65

TOWNSHIP1 20S

TOWNSHIP2

TOWNSHIP3

TOWNSHIP4

LOT DIM2 122.85

RANGE1 04W

RANGE2

RANGE3

RANGE4

ACRES 0.556

SQ FT 24,237.000

METES AND BOUNDS:

WAS ASSESSED BY THE TAX ASSESSOR OF SAID COUNTY TO **EDWARDS SPECIALTIES INC** FOR THE STATE AND COUNTY TAXES FOR THE YEAR **2007**; THAT THE SAID TAXES BECAME DELINQUENT, AND AN APPLICATION, OF WHICH DUE NOTICE WAS GIVEN, WAS REGULARLY MADE TO THE PROBATE COURT OF SAID COUNTY FOR A DECREE FOR THE SALE OF SAID LAND FOR THE PAYMENT OF THE TAXES AND CHARGES DUE THEREON; THAT A DECREE WAS RENDERED BY SAID PROBATE COURT ON THE 7TH DAY OF APRIL, 2008, FOR THE SALE OF SAID LAND AS PRESCRIBED BY LAW, AND AFTER HAVING GIVEN NOTICE OF SALE OF POSTING SAME AT THE COURTHOUSE DOOR OF SAID COUNTY, AND IN THE PRECINCT WHERE SAID LAND LIES, AT LEAST THREE WEEKS BEFORE THE DAY OF THE SALE, OR BY ADVERTISEMENT, FOR THREE CONSECUTIVE WEEKS IN THE SHELBY COUNTY REPORTER, A NEWSPAPER PUBLISHED IN SAID COUNTY AT LEAST THIRTY DAYS BEFORE THE DAY OF SALE, IN PURSUANCE OF SAID DECREE AND NOTICE OF SALE, SAID LAND WAS, ON THE 1ST DAY OF MAY, 2008 OFFERED FOR SALE AT PUBLIC AUCTION, AT THE COURTHOUSE OF SAID COUNTY, BETWEEN THE HOURS OF 10 A.M AND 4 P.M OF SAID DAY, AND AT SAID SALE **MERCURY FUNDING** BECAME THE PURCHASER OF THE ABOVE DESCRIBED LAND. **\$741.92** MADE UP OF THE FOLLOWING ITEMS TO-WIT:

TO WHOM ASSESSED
EDWARDS SPECIALTIES INC

P O BOX 2084
HUNTSVILLE, AL 35084

ASSESSED VALUE \$12,800.00
CURRENT USE VALUE \$0.00
MARKET VALUE \$64,000.00
15% LIMIT \$9,600.00

MUNICIPALITY CODE 06
ASSESSMENT CLASS 02
STATE MILLAGE RATE 6.5
COUNTY MILLAGE RATE 7.5
SCHOOL MILLAGE RATE 16
DIST SCHOOL MILLAGE RATE 14
MUNICIPAL MILLAGE RATE 5
TOTAL MILLAGE RATE 49

	GROSS	EXMT	NET
STATE TAX	\$83.20	\$0.00	\$83.20
COUNTY TAX	\$96.00	\$0.00	\$96.00
SCHOOL TAX	\$204.80	\$0.00	\$204.80
DIST SCHOOL TAX	\$179.20	\$0.00	\$179.20
CITY TAX 06	\$64.00	\$0.00	\$64.00
FOREST TAX	\$0.00	\$0.00	\$0.00
TOTAL TAX	\$627.20	\$0.00	\$627.20
INTEREST			\$28.22
COLLECTOR FEE			\$15.00
ADVERTISING			\$60.00
PROBATE FEE			\$5.00
CERT MAIL			\$6.50
BAD CHECK			\$0.00
TOTAL DUE			\$741.92
OVERBID			\$0.00
TOTAL SALE			\$741.92

GIVEN UNDER MY HAND, THIS 8TH DAY OF MAY, 2008

Don Armstrong

PROPERTY TAX COMMISSIONER



20110601000161110 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/01/2011 02:53:46 PM FILED/CERT