



20110715000206610 1/4 \$146.00
Shelby Cnty Judge of Probate, AL
07/15/2011 01:08:03 PM FILED/CERT

Shelby County, AL 07/15/2011
State of Alabama
Deed Tax: \$125.00

THIS INSTRUMENT PREPARED BY:

Dawn I. McDonald, Attorney at Law

P. O. Box 610348

Birmingham, AL 35261

Deed prepared without opinion or examination of title.

Preparer is acting as scrivener only and assumes no
liability for correctness of information herein contained.

STATE OF ALABAMA

COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and pursuant to the terms of the final judgment of divorce between the parties to this deed, (Case No. DR 10-150, Circuit Court, Shelby County, Alabama) and other good and valuable consideration to:

**MICHAEL SCOTT McLAIN, SR., an unmarried man
and**

SARA EDWARDS McLAIN, an unmarried woman

(formerly husband and wife)

(hereinafter called Grantors), in hand paid by:

SARA EDWARDS McLAIN, an unmarried woman

(hereinafter called Grantee), the receipt whereof is hereby acknowledged, the Grantors hereby remise, release, quit claim, sell and convey to the Grantee all their right, title, interest and claim in or to the following described real estate in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as Exhibit "A"

- 1. Subject to County ad valorem taxes for 2011, that are a lien, but not due and payable at this time, and all subsequent years.**
- 2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.**
- 3. Any and all mortgages, liens or judgments of record on the property herein conveyed.**
- 4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.**

Appraised value: 124,600-

Address: 23 Scottsdale Drive, Alabaster, AL 35077; Parcel No: 23-6-14-2-004-046.000

TO HAVE AND TO HOLD to said Grantee forever.

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Given under my hand and seal this the 23rd day of MAY,
2011.

GRANTOR:

Michael Scott McLain Sr.
MICHAEL SCOTT McLAIN, SR.

ACKNOWLEDGMENT

State of ALABAMA
County of SHELBY

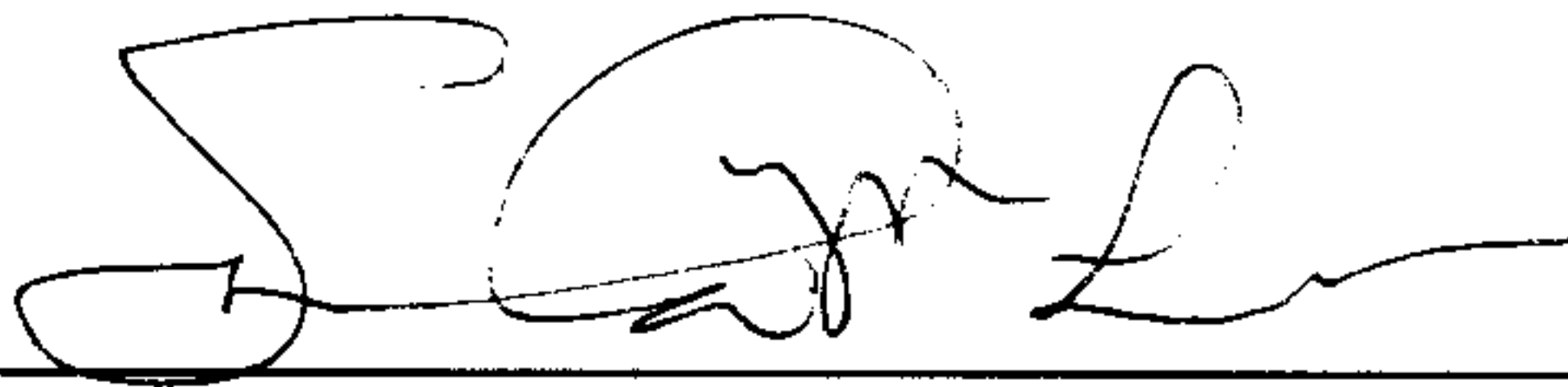
I, the undersigned authority, a Notary Public, in and for said County, in said State,
hereby certify that MICHAEL SCOTT McLAIN, SR., an unmarried man, whose name is
signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day, that, being informed of the contents of the conveyance, he executed the same
voluntarily on the 23rd day of MAY, 2011.

George T. Clay
Notary Public
My commission expires: 04/22/2013

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Given under my hand and seal this the 23RD day of MAY, 2011.

GRANTOR:


SARA EDWARDS McLAIN

ACKNOWLEDGMENT

State of ALABAMA
County of SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that SARA EDWARDS McLAIN, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the 23RD day of MAY, 2011.



Notary Public

My commission expires: 04/22/2013

Return To:
LSI-LPS/1437054
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108


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EXHIBIT "A"
Legal Description

The following described property:

**Lot 23, according to the Survey of Scottsdale, as recorded in Map Book 6 Page 101
in the Probate Office of Shelby County, Alabama.**

Assessor's Parcel No: 23-6-14-2-004-046.000