

**Send Tax Notice:**  
J & J Properties, LLC  
136 Mulberry Lane  
Shelby, Alabama 35143

**STATE OF ALABAMA**                   )  
   )  
**SHELBY COUNTY**                     )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Forty Five Thousand/100** (\$45,000.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Josh Smitherman**, a married man, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **J & J Properties, LLC**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

**Lot 14 and 15, in Block 1, according to the map of Wilmont Gardens Subdivision, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current year, which Grantee herein assume and agree to pay.
3. Restrictions recorded in Book 308, Page 220.
4. Restrictions as shown in recorded plat.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20110317000086280, in the Probate Office of Shelby County, Alabama.


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

**Note: This deed was prepared without the benefit of a title search.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 25<sup>th</sup> day of October, 2011.

GRANTOR

  
Josh Smitherman

STATE OF ALABAMA

)

)

ACKNOWLEDGMENT

SHELBY COUNTY


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I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, *Josh Smitherman*, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25<sup>th</sup> day of October, 2011.

Angela Tubbs  
NOTARY PUBLIC

My Commission Expires: 8/20/12

  
20111103000329440 2/2 \$60.00  
Shelby Cnty Judge of Probate: AL  
11/03/2011 09:55:09 AM FILED/CERT

Shelby County, AL 11/03/2011  
State of Alabama  
Deed Tax: \$45.00