



20120208000047530 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
02/08/2012 12:33:21 PM FILED/CERT

~~After Recording Return:~~

OLD REPUBLIC
Attn: SHEILA KRIEBEL
530 SOUTH MAIN STREET, SUITE 1031
AKRON, OH 44311-4423
File No. 01-11235598

Shelby County, AL 02/08/2012
State of Alabama
Deed Tax: \$7.50

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Value = \$7,500.00

Tax ID No.:
23-7-35-0-002-014.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 25 day of JAN, 2012, by and between GARY G. MARTIN, 28 MONTE TIERRA TRAIL, ALABASTER, AL 35007-7741 hereinafter referred to as Grantor(s) and GARY G. MARTIN AND VONDA MARTIN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 28 MONTE TIERRA TRAIL, ALABASTER, AL 35007-7741, 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"

Also known as: 28 MONTE TIERRA TRAIL, ALABASTER, AL 35007-7741
Property Tax ID No.: 23-7-35-0-002-014.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20100715000224970, Recorded: 07/15/2010

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 in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Prepared by & return to:

Harold Harper
Clear Title America, LLC
1211 N. West Shore Blvd. #202
Tampa, FL 33607



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Assessor's parcel No. 23-7-35-0-002-014.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


GARY G. MARTIN

STATE OF Ma
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that GARY G. MARTIN, 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 25 day of Jan, 2012


NOTARY PUBLIC
My commission expires: 08-21-14

20120208000047530 3/3 \$25.50
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EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 28, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 23-7-35-0-002-014.000

PROPERTY COMMONLY KNOWN AS: 28 MONTE TIERRA TRAIL, ALABASTER, AL 35007-7741