

This instrument prepared by:  
Aaron D. Vansant, Esq.  
DONOVANFINGAR, LLC  
813 Shades Creek Parkway, Suite 200  
Birmingham, AL 35209

Send Tax Notices to:  
Lonnie V. Green  
5332 S. Broken Bow Dr.  
Birmingham, AL 35242

### **QUIT CLAIM DEED**

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

#### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid to the undersigned, **JANET S. GREEN**, an unmarried woman (herein referred to as "Grantor"), does hereby assign, set over, and convey and forever quitclaim unto to **LONNIE V. GREEN** (herein referred to as "Grantee"), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama (herein referred to as the "Property"), to wit:


**LOT 6-A, IN BLOCK 2, ACCORDING TO THE SURVEY OF  
BROKEN BOW, AS RECORDED IN MAP BOOK 7, PAGE 145, IN  
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Being all of that certain property conveyed to **LONNIE V. GREEN AND  
JANET S. GREEN** from **STEPHEN LEE SANDERS AND DEBRA  
SOSEBEE SANDERS**, by deed dated 07/08/96 and recorded 07/31/96 in  
Deed Instrument No. 1996-24758 of official records.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

**The purpose of this instrument is to clear title to the above-described Property in the name of Grantee in accordance with the terms of that certain Final Judgment dated March 6, 2007, and Section 1.1.1 of that certain Agreement filed with the Court on January 29, 2007, in Civil Action No. DR-2007-060, Circuit Court of Talladega County, Alabama. Grantor previously executed that certain Quit Claim Deed dated February 23, 2007, and recorded at Instrument No. 20080215000063190 in the Probate Office of Shelby County, Alabama; however, said deed was executed and recorded prior to the entry of Final Judgment in the aforementioned divorce action. This Quit Claim Deed is being executed and recorded to clear title to the Property in the name of the Grantee and to confirm that the Property was not the homestead property of the Grantor on February 23, 2007, or any time thereafter.**

**The undersigned Grantor hereby certifies, warrants and represents the following: (i) that on February 23, 2007, the Grantor did not live at the Property,**

  
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and the Grantor has not lived at the Property at any time thereafter; and (ii) that the Property was not Grantor's homestead property on February 23, 2007, and Grantor hereby waives any claim in and to the Property as a homestead.

**TO HAVE AND TO HOLD** to said Grantee, his heirs and assigns forever.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this 31<sup>st</sup> day of January, 2012.

  
JANET S. GREEN

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )


I, the undersigned authority, a Notary in and for said County and in said State, hereby certify that JANET S. GREEN, an unmarried woman, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of January, 2012.

  
NOTARY PUBLIC

[SEAL]

My Commission Expires: 10/10/2015

  
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