

20120410000122890 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
04/10/2012 11:59:10 AM FILED/CERT

After Recording Return to:

TITLE SOURCE

Attn: RECORDING TEAM

27555 FARMINGTON ROAD, SUITE 300

FARMINGTON HILLS, MI 48334

File No. 56231119

Indecomm Global Services

2925 Country Drive

St. Paul, MN 55117

This document prepared by:

FRANK P. DEC, ESQ.

8940 MAIN STREET

CLARENCE, NY 14031

716-634-3405

Tax ID No.:

092100000002003

QUIT CLAIM DEED

#56231119-1228648

STATE OF ALABAMA

COUNTY OF SHELBY

FMV: \$439,000.00
(219,000.00) 1/2 for taxes due

THIS INDENTURE made and entered into on this 21st day of March, 2012, by and between DONNA M. EYLES, AS TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE EYLES LIVING TRUST, DATED NOVEMBER 9, 2011 AND ANY AMENDMENT THERETO, 1284 DUNNAVANT VALLEY ROAD, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and DONNA M. EYLES, AN UNMARRIED WOMAN, 1284 DUNNAVANT VALLEY ROAD, BIRMINGHAM, AL 35242, 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: 1284 DUNNAVANT VALLEY ROAD, BIRMINGHAM, AL 35242

Property Tax ID No.: 092100000002003

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20111122000354030, Recorded: 11/22/2011

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.

Note: All of the above consideration was paid for by the Mortgage signed simultaneously.

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Assessor's parcel No. 092100000002003

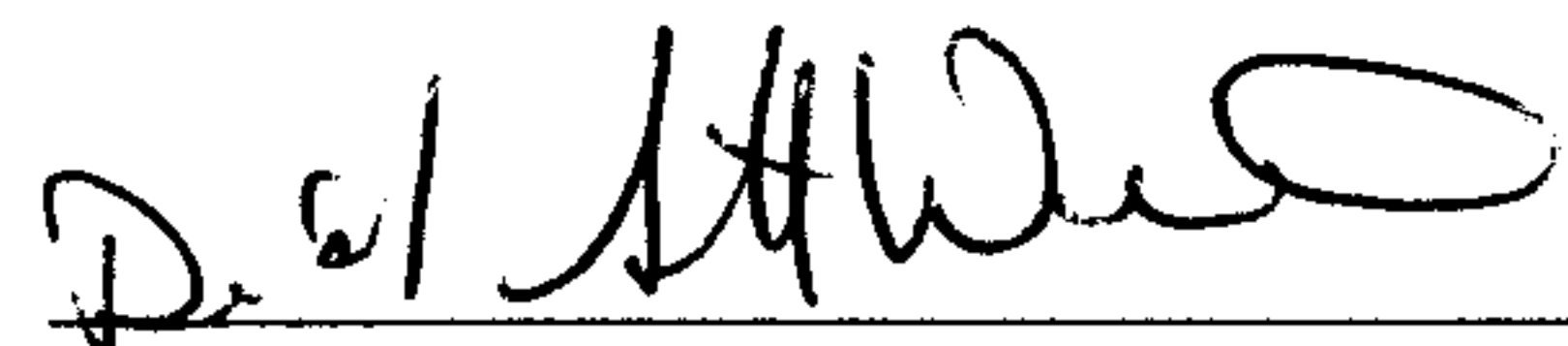
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


DONNA M. EYLES, TRUSTEE

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Donna M. Eyles, TRUSTEE, 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 21 day of March, 2012.


NOTARY PUBLIC

My commission expires: July 16 2014

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama
My Commission Expires July 16, 2014


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EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM IN THE COUNTY OF SHELBY IN THE STATE OF AL:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 328.20 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE NEW DUNNAVANT VALLEY ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED,

THENCE CONTINUE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 116.05 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF THE OLD DUNNAVANT VALLEY ROAD;

THENCE TURN AN ANGLE OF 17DEGS 35' RIGHT AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEAST RIGHT OF WAY OF SAID ROAD 210.34 FEET;

THENCE TURN AN ANGLE OF 4DEGS 02' LEFT AND RUN NORTHEASTERLY ALONG SAID ROAD RIGHT OF WAY 215.12 FEET;

THENCE TURN AN ANGLE OF 2DEGS 03' RIGHT AND RUN NORTHEASTERLY ALONG SAID ROAD RIGHT OF WAY 264.24 FEET;

THENCE TURN AN ANGLE OF 5DEGS 48' LEFT AND RUN NORTHEASTERLY ALONG SAID ROAD RIGHT OF WAY 140.40 FEET;

THENCE TURN AN ANGLE OF 14DEGS 35' RIGHT AND RUN NORTHEASTERLY ALONG SAID ROAD RIGHT OF WAY 107.72 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER-QUARTER SECTION;

THENCE TURN AN ANGLE OF 65DEGS 32' RIGHT AND RUN ALONG SAID NORTH LINE OF SAID QUARTER-QUARTER SECTION 228.80 FEET, MORE OR LESS, TO THE NORTHWEST RIGHT OF WAY LINE OF THE NEW DUNNAVANT VALLEY ROAD,

THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID NEW DUNNAVANT VALLEY ROAD 1125.51 FEET, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD, SITUATED IN SHELBY COUNTY, ALABAMA.

TAX ID NUMBER(S): 092100000002003

PROPERTY COMMONLY KNOWN AS: 1284 DUNNAVANT VALLEY ROAD, BIRMINGHAM, AL 35242


+U02541263+
1632 3/28/2012 77608474/1