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File No. 56231119

2925 Country Drive

St. Paul, MN 55117

This document prepared by: 77008 474 03

Sec. 315

FRANK P. DEC, ESQ.

8940 MAIN STREET

CLARENCE, NY 14031

716-634-3405

20120410000122910 1/4 \$240.00  
Shelby Cnty Judge of Probate, AL  
04/10/2012 11:59:12 AM FILED/CERT

Shelby County, AL 04/10/2012  
State of Alabama  
Deed Tax: \$219.00

Tax ID No.:

092100000002003

QUIT CLAIM DEED

#56231119-1228650

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 21 day of March, 2012, by and between DONNA M. EYLES, AN UNMARRIED WOMAN, 1284 DUNNAVANT VALLEY ROAD, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and 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 Grantee(s).

\*See Exhibit "B" - Cert. of Trust

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"

Note: ALL of the above consideration was paid for by the

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: \_\_\_\_\_, Recorded: \_\_\_\_\_

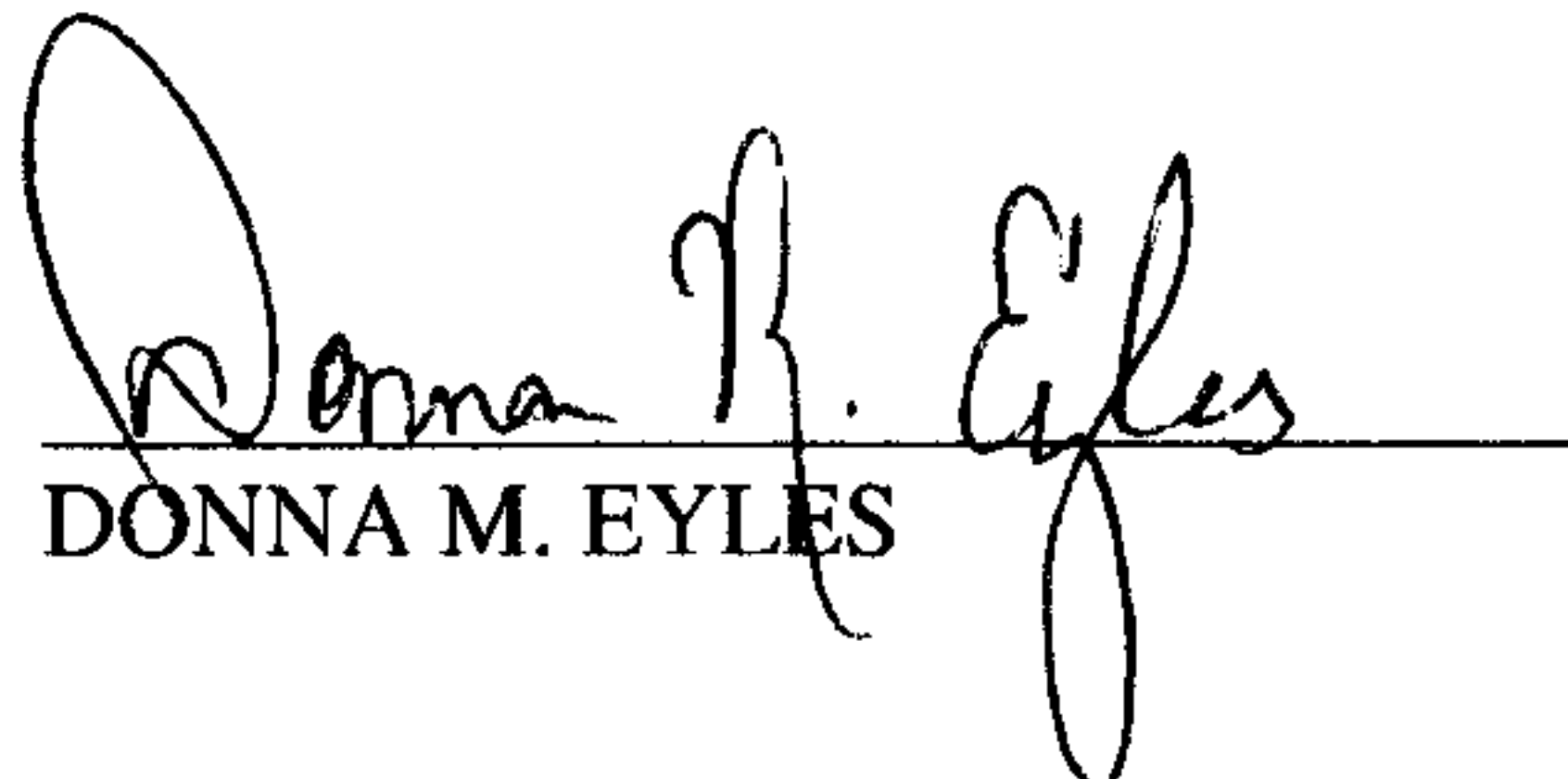
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

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

20120410000122910 2/4 \$240.00  
Shelby Cnty Judge of Probate, AL  
04/10/2012 11:59:12 AM FILED/CERT

Assessor's parcel No. 092100000002003

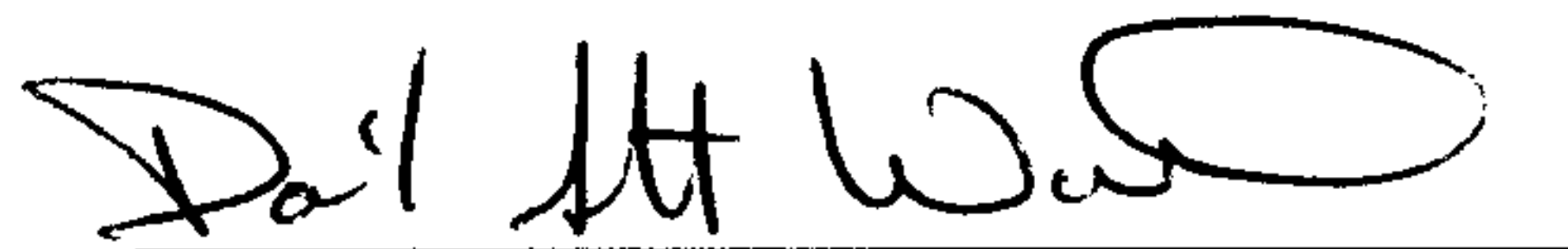
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

  
DONNA M. EYLES

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, 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

  
20120410000122910 3/4 \$240.00  
Shelby Cnty Judge of Probate, AL  
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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

  
+U02541265+  
1632 3/28/2012 77608474/3

Exhibit B  
**CERTIFICATION OF TRUST**

20120410000122910 4/4 \$240.00  
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I / We DONNA M. EYLES Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: THE EYLES LIVING TRUST

Is currently in existence and was created on NOVEMBER 9, 2011

2. The trust was established by: DONNA M. EYLES

3. The current trustee(s) of the trust is/are: DONNA M. EYLES

4. The power(s) granted to the trustee(s) include:

(A) The power to sell, convey and exchange the real property which is the subject of this transaction. ☒ Yes ☐ No

(B) The power to borrow money as well as mortgage and encumber the subject property with a Deed of Trust. ☒ Yes ☐ No

5. The trust is (A) Revocable ☒ or (B) Irrevocable ☐ and is revocable by the following party(ies)

DONNA M. EYLES

By the following party(ies)

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. If the trust has multiple trustees and less than all the trustees are going to execute the document necessary to complete this transaction. DONNA M. EYLES

7. The trust identification number is as follows (Last Four Digits of SS#, etc.)

4086

8. Title to trust assets shall be taken in the following fashion:

Quit Claim Deed

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Dated:

Donna M. Eyles  
DONNA M. EYLES, Trustee

STATE OF Alabama )

)SS.

COUNTY OF Shelby )

On March 21, 2012, before me personally appeared

, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Name:

David Scott Watson

My Commission expires:

July 16, 2014

State:

AL

County:

Shelby PSW Shelby

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