

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

20120426000143730 1/1 \$177.50
Shelby Cnty Judge of Probate, AL
04/26/2012 11:36:29 AM FILED/CERT

Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$165.50

QUITCLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty-Five Thousand Three Hundred and 00/100 Dollars (\$165,300.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Branch Banking and Trust Company, (hereinafter called a Grantor(s)), hereby remise, release, quit claim, grant, sell and convey to Residential Funding Company, LLC fka Residential Funding Corporation, (hereinafter called "Grantee(s)", all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Ivy Brook, Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

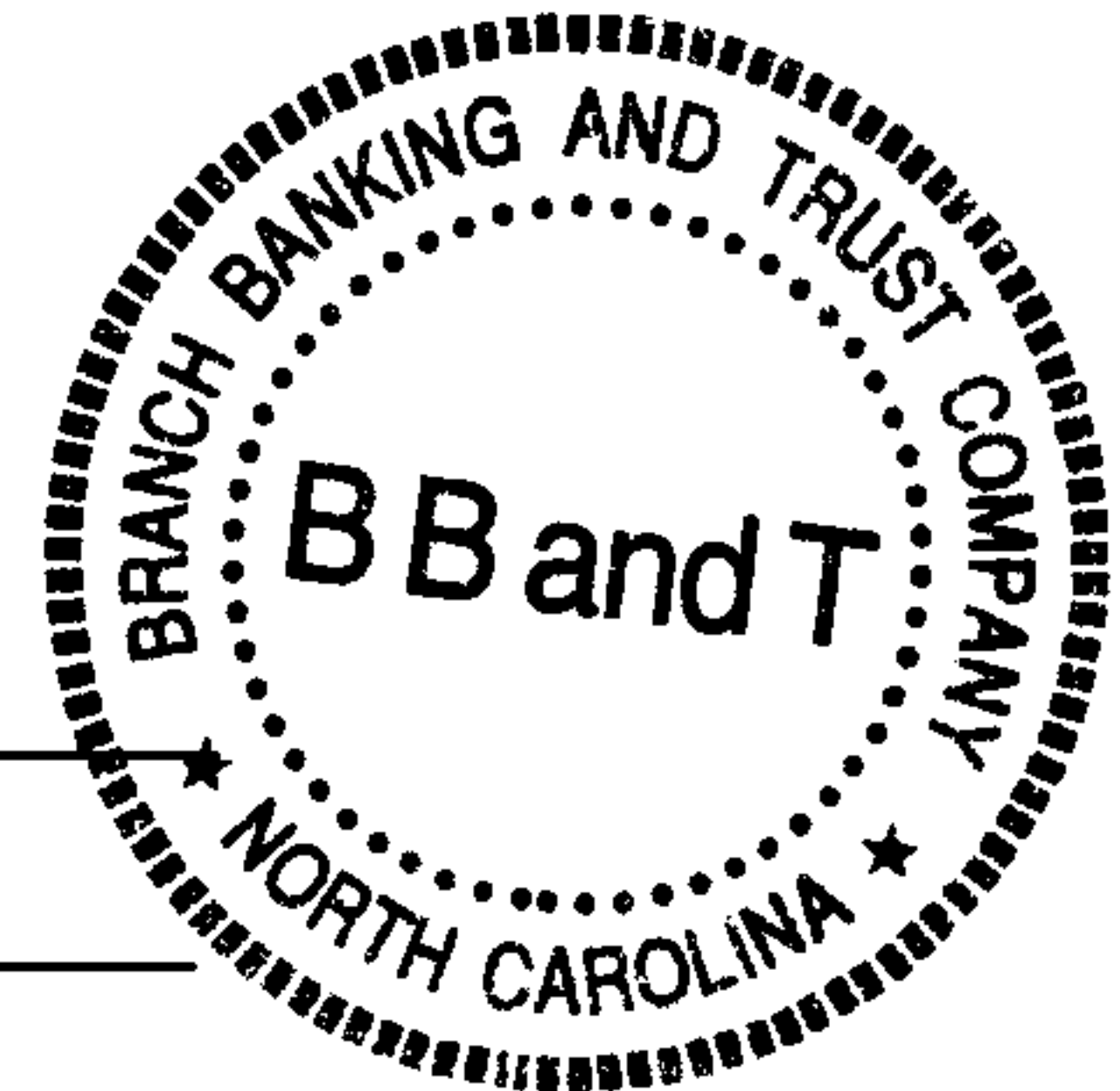
TO HAVE AND TO HOLD Unto the said Grantee(s) forever.

Given under my hand(s) and seal(s) this 17th of April, 2012.

Branch Banking and Trust Company

by, [Signature]

Its AVP

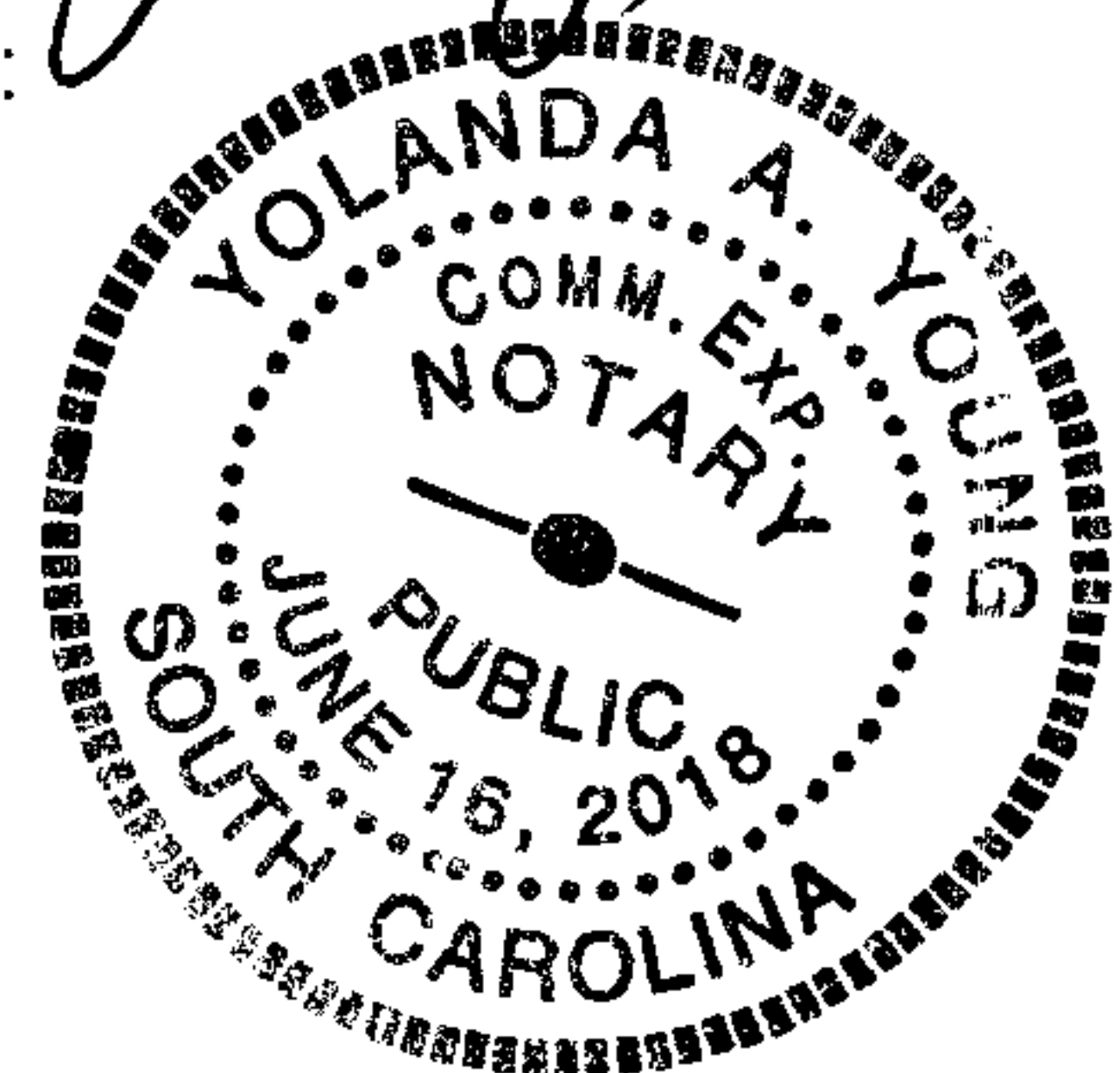


STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICK MILLER, whose name as AVP of Branch Banking and Trust Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said persons.

Given under my hand(s) and seal(s) this 17th of April, 2012.

Yolanda A. Young
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



2011-004798