

This instrument was prepared by:

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363 Canyon Park Dr.
Pelham, AL 35124

TITLE NOT EXAMINED
Legal Description
Furnished by Grantee

QUIT CLAIM DEED

\$ 250,000⁰⁰ Tax Value

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **RITA A. REYNOLDS**, a single woman, hereby releases, quitclaims, grants, sells, and conveys to **STEPHEN M. SMITH**, a single man (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, according to the Survey of Lake Heather Estates, Givianpours Addition to Inverness, as recorded in Map Book 16, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Said property address being known as: 2104 Lake Heather Way, Birmingham, AL 35242.

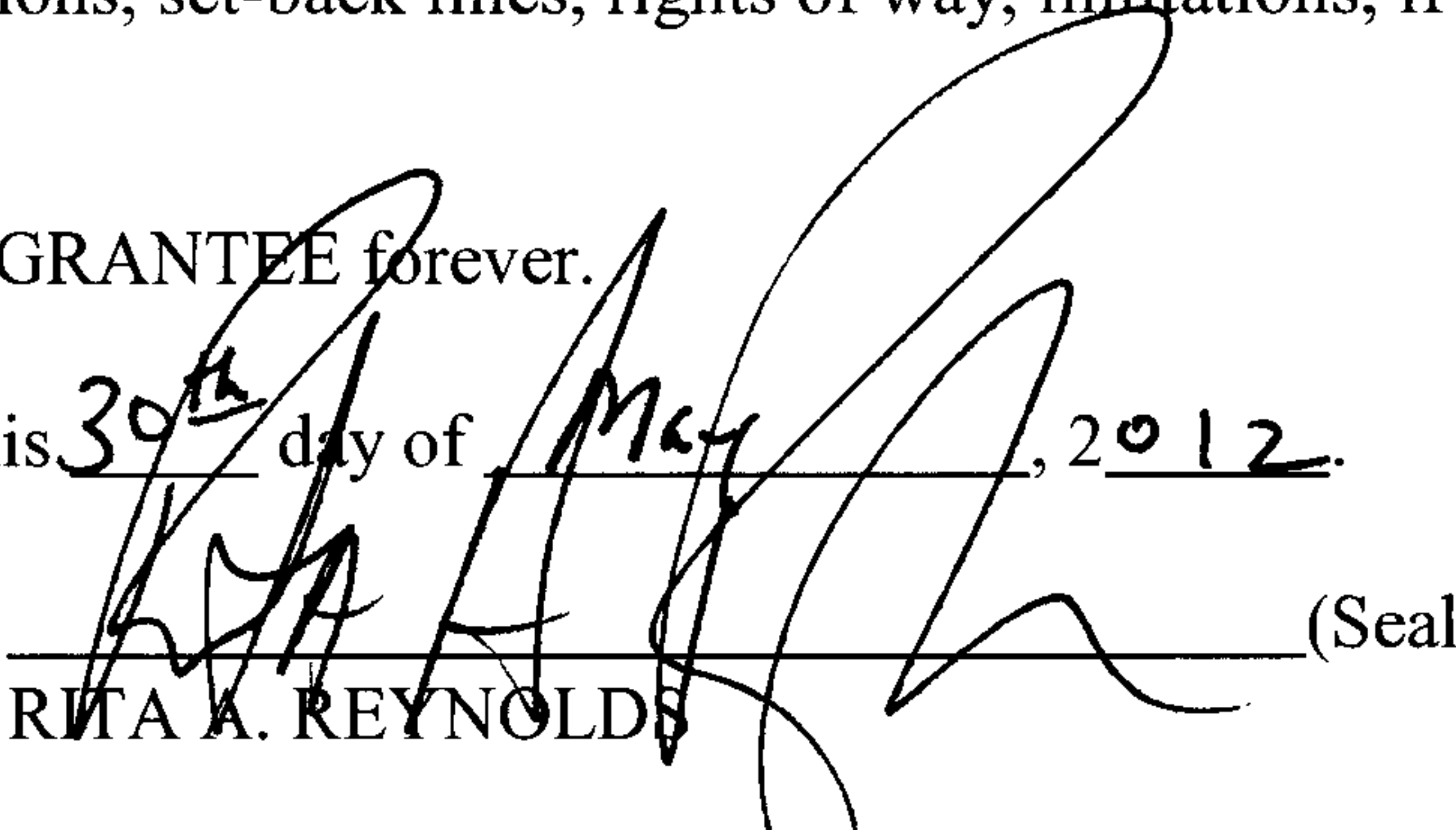
Together with a n on-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declarations of Protective Covenants for Lake Heather Estates, as recorded in Instrument No. 1992/18226, as amended by Instrument No. 1992/26078 and amended in Instrument 1999/1346, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereby collectively referred to as the "Declaration").

This Deed is given pursuant to the terms of an Order dated 5/30/12 in the Circuit Court for Shelby County, Alabama, styled: *Stephen M. Smith v. Rita A. Reynolds*, Case Number: CV-2008-900531.

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

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 30th day of May, 2012.



RITA A. REYNOLDS (Seal)



20120530000190380 1/2 \$265.00
Shelby Cnty Judge of Probate, AL
05/30/2012 09:54:14 AM FILED/CERT

Shelby County, AL 05/30/2012
State of Alabama
Deed Tax: \$250.00


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RITA A. REYNOLDS, a single woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, A.D., 2012.

Joe B. Sanders
Notary Public

5/13/13


20120530000190380 2/2 \$265.00
Shelby Cnty Judge of Probate: AL
05/30/2012 09:54:14 AM FILED/CERT