

LANDSEL TITLE AGENCY, INC.
961 N. HAMILTON RD. SUITE 100
GAHANNA, OHIO 43230
(614) 337-1928


20120601000194880 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/01/2012 02:14:41 PM FILED/CERT

GH 17097

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, BRAD MCLELLAN nka BRAD MATTHEW MCLELLAN and HEATHER FRYE nka HEATHER NICOLE MCLELLAN, Husband and Wife, in consideration of Zero Dollars (\$0.00) and other good and valuable consideration to themselves in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **BRAD MATTHEW MCLELLAN AND HEATHER NICOLE MCLELLAN, Husband and Wife**, (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in the County of Shelby and State of Alabama:

Lot 8 according to the Survey of Chanda Terrace, 6th Sector as recorded in Map Book 16, page 10, Shelby County, Alabama Records.

This conveyance is made subject to restrictions, easements and rights of way of record in the Probate office of Shelby County, Alabama.

Chain of Title: Deed from Mark P. Hill and Kathryn M. Hill, husband and wife, recorded 4/24/2006 in Instrument 20060424000190860, Recorder's Office, Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

This deed is for the sole purpose to correct and/or change the names of how the parties hold title for the purpose of refinancing the hereinafter listed mortgage. The Grantors and the Grantees are one and the same people.

Mortgage from BRAD MCLELLAN and HEATHER MCLELLAN, husband and wife, to MERS, INC. SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE CO. filed 6/3/2009, recorded in Instrument 20090603000211770, to secure the amount of \$179,069.00, Recorder's Office, Shelby County, Alabama.

To Have and To Hold the afore granted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid.

In Witness Whereof, the said Grantor has set his hand and seal this 10th day of April, 2012.

WITNESS

Brad Matthew McLellan
BRAD MCLELLAN nka BRAD MATTHEW
MCLELLAN

WITNESS

Heather Nicole McLellan
HEATHER FRYE nka HEATHER NICOLE
MCLELLAN

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that BRAD MCLELLAN nka BRAD MATTHEW MCLELLAN and HEATHER FRYE nka HEATHER NICOLE MCLELLAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of April, 2012.

[Signature]
Notary Public

My commission expires _____

My Commission Expires
September 13, 2014

GRANTEES' MAILING ADDRESS:

2737 Wellington Drive
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Carl J. Meyer, Esq. for
Landsel Title Agency, Inc.
961 N. Hamilton Road, Ste. 100
Gahanna OH 43230
Tax ID #
Telephone: 614-337-1928
Fax: 614-337-9206
File # GH-17097


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