



20120611000205090 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
06/11/2012 12:44:43 PM FILED/CERT

Prepared by:
Mary Cowles
ValuAmerica
113 Technology Drive
Pittsburgh, PA 15275

Affidavit of Lost Quit Claim Deed

I, Ruschell M. Bly, a party to the below transaction do hereby certify that the attached copy of a Quit Claim Deed dated December 1, 2010, is in fact a true replica of the original mortgage that was sent for recording to Shelby County, Alabama on December 10, 2010.

Since the original Quit Claim Deed cannot be located, our office is requesting that this true replica be submitted for recordation in Shelby County, Alabama.

Dated this 15th day of May

Ruschell M. Bly, Vice President

National Operations

ValuAmerica

IN WITNESS WHEREOF, the affiant has affixed his/her signature(s) and seal(s) this 14th day of May

[Notary signature and seal]

Melissa Pryor

(SEAL)
NOTARIAL SEAL
MELISSA A PRYOR
Notary Public
HEMPFIELD TWP, WESTMORELAND COUNTY
My Commission Expires May 23, 2012

This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
8940 Main Street
Clarence, NY 14031

Record and Return to:

JEANELL M. SOWDER
1236 MACQUEEN DR
HELENA, AL 35080



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Space Above This Line For Recorders Use Only

STATE OF ALABAMA
COUNTY OF SHLEBY

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 01 day of December 2010, by and between JEANELL M. SOWDER F/K/A JEANELL M. REPP hereinafter referred to as Grantor(s) and **JEANELL M. SOWDER AND ROBERT A. SOWDER, WIFE AND HUSBAND, 1236 MACQUEEN DR, HELENA, AL 35080**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for the property value of \$135,400 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 SHLEBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 1999-32950, Recorded: 05/06/1999

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.

08

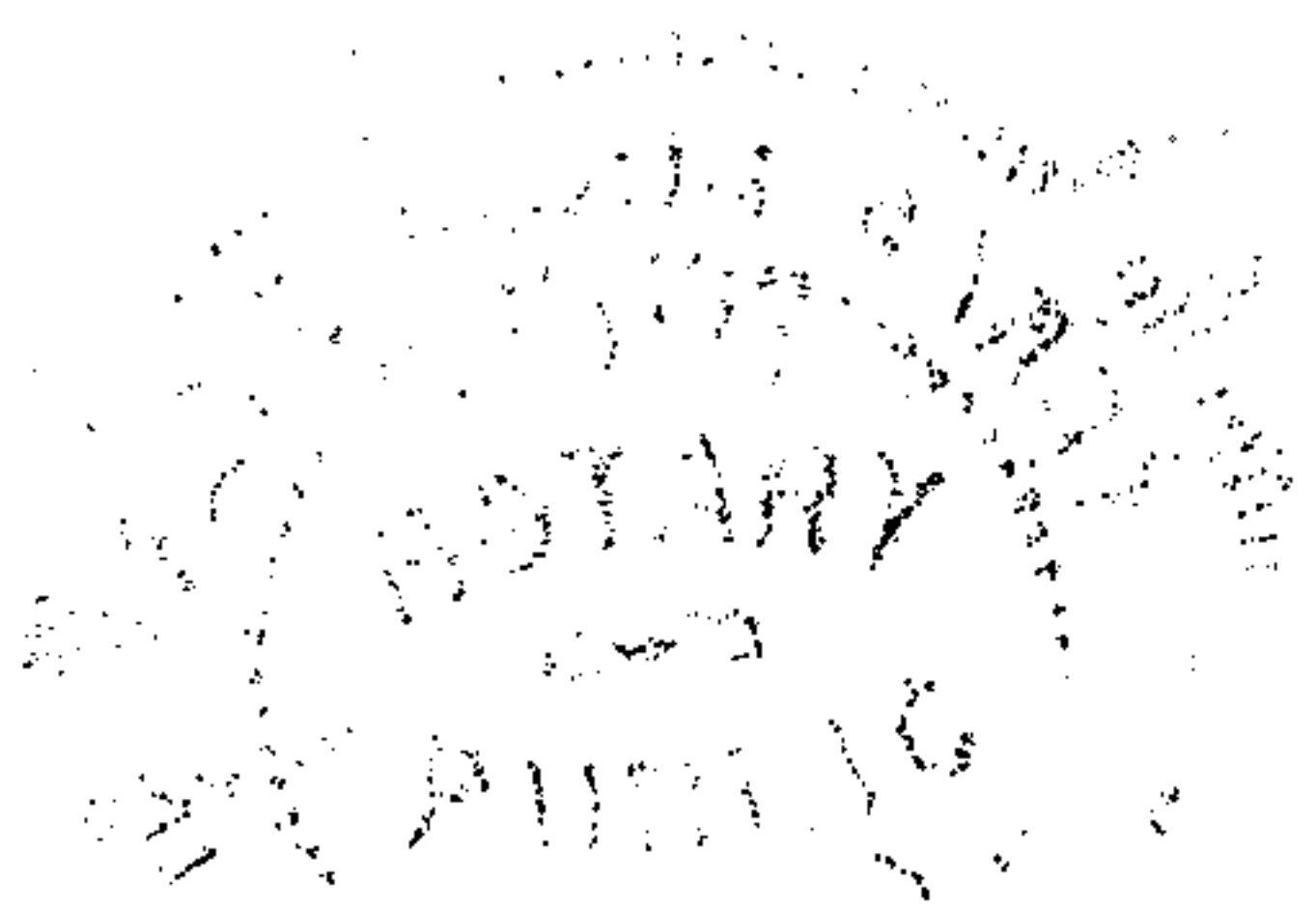
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Jeanell M. Sowder
Jeanell M. Repp
JEANELL M. SOWDER F/K/A
JEANELL M. REPP

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that JEANELL M. SOWDER F/K/A JEANELL M. REPP, 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 01 day of December, 2010.



[Signature]
NOTARY PUBLIC
My commission expires: 6/22/2014

Our File No: ANA201023472



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LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF HELENA IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 08/05/1999 AND RECORDED 08/06/1999 AS INSTRUMENT NUMBER 1999-32950 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT 52, ACCORDING TO THE SURVEY OF BRANDYWINE, SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 6, IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA.

PARCEL NO. 138281003005.000

COMMONLY KNOWN AS:

1236 MACQUEEN DR, HELENA, AL 35080



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