

20120620000217640 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
06/20/2012 12:07:45 PM FILED/CERT

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
1450 W. LONG LAKE RD., SUITE 400
TROY, MI 48098
File No. 56500200

Shelby County, AL 06/20/2012
State of Alabama
Deed Tax: \$23.00

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
23 2 10 4 002 021.000

When Recorded Return To.
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
7757523-01

QUIT CLAIM DEED

THIS DEED IS BEING RECORDED PURSUANT TO THE DIVORCE NUMBER DR08452, DATED 11/18/2008

56560200-1306446
STATE OF ALABAMA
COUNTY OF SHELBY

Rec ①

FMV = \$

THIS INDENTURE made and entered into on this 7th day of May, 2012, by and between CHRISTOPHER D. SHAW, AN UNMARRIED MAN, AND DORTHIANNA WRIGHT SHANKS, F/K/A DORTHIANNA WRIGHT SHAW, A MARRIED WOMAN, WHO TOOK TITLE AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, 170 PARK PLACE LANE, ALABASTER, AL 35007, hereinafter referred to as Grantor(s) and CHRISTOPHER D. SHAW, AN UNMARRIED MAN, 170 PARK PLACE LANE, ALABASTER, AL 35007, hereinafter referred to as Grantee(s).

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: "All the above consideration was paid for by the mortgage signed simultaneously."
SEE ATTACHED EXHIBIT "A"

FMV: \$ 116,700.00

810

Also known as: 170 PARK PLACE LANE, ALABASTER, AL 35007
Property Tax ID No.: 23 2 10 4 002 021.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NO. 20050317000119170, Recorded: 03/17/2005

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.



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Assessor's parcel No. 23 2 10 4 002 021.000

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

Christopher D. Shaw
CHRISTOPHER D. SHAW

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Christopher D. Shaw, 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.

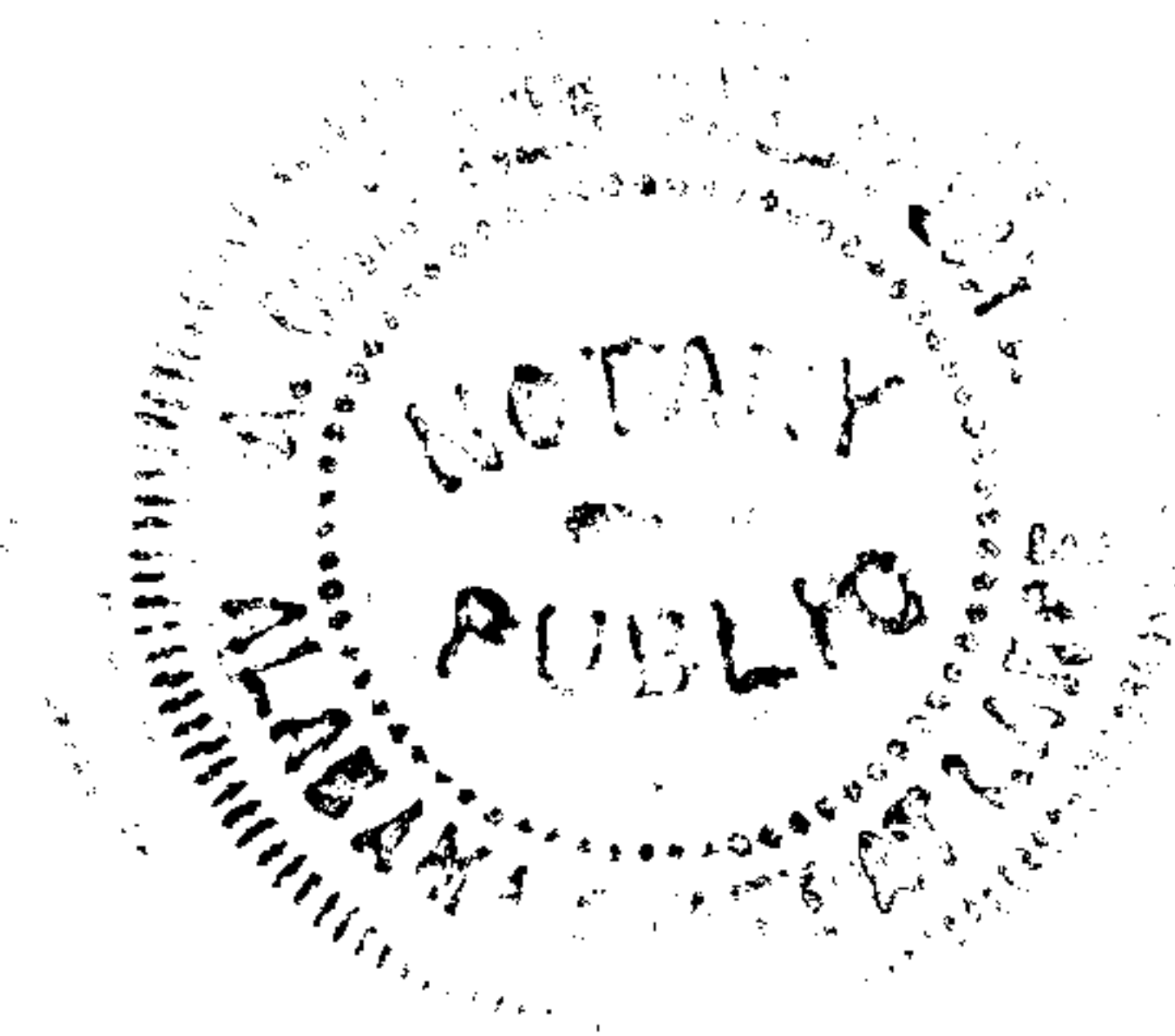
Given under my hand and seal this the 7th day of May, 2012.

Paul C. Culbreath

NOTARY PUBLIC

My commission expires: _____

My Commission
Expires 12/11/2013





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Assessor's parcel No. 23 2 10 4 002 021.000

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

Dorthianna Wright Shanks
Dorthianna Wright Shaw
DORTHIANNA WRIGHT SHANKS, F/K/A
DORTHIANNA WRIGHT SHAW

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Dorthianna W. Shanks, 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 7th day of May, 2012.

N Garland Culbreath

NOTARY PUBLIC

My commission expires: _____

**My Commission
Expires 12/11/2013**





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EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF SHELBY IN THE STATE OF AL:

LOT 21, ACCORDING TO THE AMENDED PLAT OF PARK PLACE FOURTH ADDITION, AS RECORDED
IN MAP BOOK 18, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NUMBER(S): 23 2 10 4 002 021.000

PROPERTY COMMONLY KNOWN AS: 170 PARK PLACE LANE, ALABASTER, AL 35007



+U02720580+

1632 6/11/2012 77757523/1