

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
1450 W. LONG LAKE RD., SUITE 400
TROY, MI 48098
File No. 56431750

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
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When Recorded Return To
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Tax ID No.: 238270000001109

77693440-01

QUIT CLAIM DEED

56431750-1270710
STATE OF ALABAMA
COUNTY OF SHELBY

Rec ①

FMV = \$ 236,000.00

THIS INDENTURE made and entered into on this 7 day of May, 2012 by and between JAMES E. ANDERSON AND ALLENE BROWN ANDERSON, AS CO-TRUSTEES OF THE JAMES AND ALLENE ANDERSON REVOCABLE LIVING TRUST, DATED DECEMBER 14, 2010, 651 WYNLAKE COVE, ALABASTER, AL 35007 hereinafter referred to as Grantor(s) and JAMES E. ANDERSON AND ALLENE BROWN ANDERSON, HUSBAND AND WIFE, AS JOINT TENANTS, 651 WYNLAKE COVE, 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 of the above consideration was paid for by the mortgage signed simultaneously.
SEE ATTACHED EXHIBIT "A"


Also known as: 651 WYNLAKE COVE, ALABASTER, AL 35007
Property Tax ID No.: 238270000001109
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20101217000424580, Recorded: 12/17/2010

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.

Shelby County, AL 06/26/2012
State of Alabama
Deed Tax: \$71.50


20120626000225320 1/3 \$89.50
Shelby Cnty Judge of Probate, AL
06/26/2012 11:14:48 AM FILED/CERT

Assessor's parcel No. 238270000001109

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

James E. Anderson, Trustee
JAMES E. ANDERSON, TRUSTEE

Allene Brown Anderson, Trustee
ALLENE BROWN ANDERSON, TRUSTEE

STATE OF *Alabama*
COUNTY OF *Shelby*

I, the undersigned, a Notary Public in and for said county and state, hereby certify that JAMES E. ANDERSON, TRUSTEE, 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 7 day of May, 2012.

Margaret Westenkopf
NOTARY PUBLIC
My commission expires: 3/12/2014

STATE OF *Alabama*
COUNTY OF *Shelby*

I, the undersigned, a Notary Public in and for said county and state, hereby certify that ALLENE BROWN ANDERSON, TRUSTEE, 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 7 day of May, 2012.

Margaret Westenkopf
NOTARY PUBLIC
My commission expires: 3/12/2014



20120626000225320 2/3 \$89.50
Shelby Cnty Judge of Probate, AL
06/26/2012 11:14:48 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

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

LOT 130, ACCORDING TO THE SUBDIVISION PLAT MAP OF WYNLAKC PHASE 4C, RECORDED IN
MAP BOOK 29, PAGE 15, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY
COUNTY, AL.

TAX ID NUMBER(S): 238270000001109

PROPERTY COMMONLY KNOWN AS: 651 WYNLAKE COVE, ALABASTER, AL 35007



+U02644763+
1632 5/11/2012 77693440/1



20120626000225320 3/3 \$89.50
Shelby Cnty Judge of Probate, AL
06/26/2012 11:14:48 AM FILED/CERT