

Prepared By:
Michael Finlayson,
2104 Montreat Lane, Apt D.
Vestavia Hills, Al 35216.

Send tax notices to:
BAC TAX SERVICES CORPORATION
CA6-913-LB-01
PO BOX, 10211.
VAN NUYS CA 91499-6089

STATE OF ALABAMA)

SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Thousand Three Hundred, Seven Dollars and Twenty Nine Cents (\$2,307.29 cents) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, MICHAEL FINLAYSON a single man, "(Hereafter referred to as Grantor)" hereby remises, releases, quitclaims, grants, sells and conveys to Bank of America, N.A. hereinafter called Grantee, all his rights, title, interest, and claim, as qualified below, in or to the following described real estate, situated in Shelby County, Alabama, to-wit

STREET ADDRESS 5269 Sunny Meadows Drive, Birmingham Al. 35242

PARCEL ID # 10-6-14-0-002-003.000

LEGAL Description Lot 4 in Block 6, according to the survey of Sunny Meadows, in Map Book 8, Page 18 A, B and C, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

(If the above descriptions differ the legal description will be followed)

TO HAVE AND TO HOLD, the above described property unto the said Grantee, His/Hers/Theirs/its successors and assigns,

IN WITNESS WHEREOF, I have hereunto set my hand in seal this 20th day of August 2012

Michael Finlayson
MICHAEL FINLAYSON

STATE OF ALABAMA)

SHELBY COUNTY)

I the undersigned, a Notary Public in and for said County and State, hereby certify that MICHAEL FINLAYSON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August 2012

Jessica L. Holland
Notary Public

My Commission Expires 4/20/14



20120820000305840 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
08/20/2012 08:02:05 AM FILED/CERT

Shelby County, AL 08/20/2012
State of Alabama
Deed Tax: \$2.50



20120820000305840 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
08/20/2012 08:02:05 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MICHAEL FINLAYSON
Mailing Address 2104 MONTELEONE AVE
VESTALIA HILLS AL
35216

Grantee's Name BAL TAX SERVICES CORPORATION
Mailing Address CAL-913-LB-01
PO BOX 10211
VAN Nuys CA 91499-6089

Property Address 5269 SUMMIT MEADOWS DR
BIRMINGHAM AL
35242

Date of Sale 20th August 2012
Total Purchase Price \$ 2,307.29

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 20th August 2012

Print MICHAEL FINLAYSON

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1