

SEND TAX NOTICE TO:

Tax Assessors Market Value \$460,000.00

420 Tuscany Circle  
Chelsea, AL 35043

This Instrument Was Prepared By:

Jack R. Thompson, Jr.  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, Alabama 35209



20120913000348280 1/1 \$472.00  
Shelby Cnty Judge of Probate, AL  
09/13/2012 01:56:17 PM FILED/CERT

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

**QUITCLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

Shelby County, AL 09/13/2012  
State of Alabama  
Deed Tax: \$460.00

KNOW ALL MEN BY THESE PRESENTS:

That for valuable consideration in and to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Chad C. Frank, a single person**, whose address is 136 Windsor Ct, Alabaster, AL 3507 hereby remises, releases, quitclaims, grants, sells, and conveys to, **Tanya Franks** whose address is 420 Tuscany Circle, Chelsea, AL 35043. (hereinafter called Grantee) all his/her right, title, interest and claim in or to the following-described real estate, situated in SHELBY County, Alabama, property address is 410 Tuscany Circle, Chelsea, AL 35043 to wit:

Lot 60, according to the Survey of Courtyard Manor as recorded in Map Book 35 Page 144 A&B, in the Probate Office of Shelby County, Alabama.

Subject to Easement, Restrictions and Conditions of Record

To have and to hold the said Grantee forever.

Given under hand and seal, this 12 day of Sept, 2012

Chad C. Franks  
CHAD C. FRANKS

State of Alabama  
Jefferson County

I, Jeninne H. Poe, a notary for said County and in said State, hereby certify that CHAD C. FRANKS 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/she, executed the same voluntarily.

Given under my official hand and seal this the 12 day of Sept, 2012

Jeninne H. Poe  
Notary Public

Commission Expires: 8-16-16

