



20121019000402370 1/2 \$101.00
Shelby Cnty Judge of Probate, AL
10/19/2012 11:39:38 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned, BANCO POPULAR NORTH AMERICA, the receipt of which is hereby acknowledged, the undersigned do hereby remise, release, quitclaim and convey unto ASSETS RECOVERY 25, LLC, located at 1900 Sunset Harbour Drive, Annex 2nd Floor, Miami Beach, FL 33139, all of our right, title and interest in and to the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 8, Block 7, according to the survey of Plantation South, Third Sector, Phase V, as recorded in Map Book 17, Page 85, in the Probate Office of Shelby County, Alabama.

also known by street and number as: 4818 Pinehurst Drive, Helena, AL 35080.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said ASSETS RECOVERY 25, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, BANCO POPULAR NORTH AMERICA, has caused this conveyance to be executed in its name by its undersigned officer, this 2 day of August, 2012.

2012070615

BANCO POPULAR NORTH AMERICA

By: [Signature]
Its: ANP COLLECTIONS

STATE OF Florida
COUNTY OF Orange

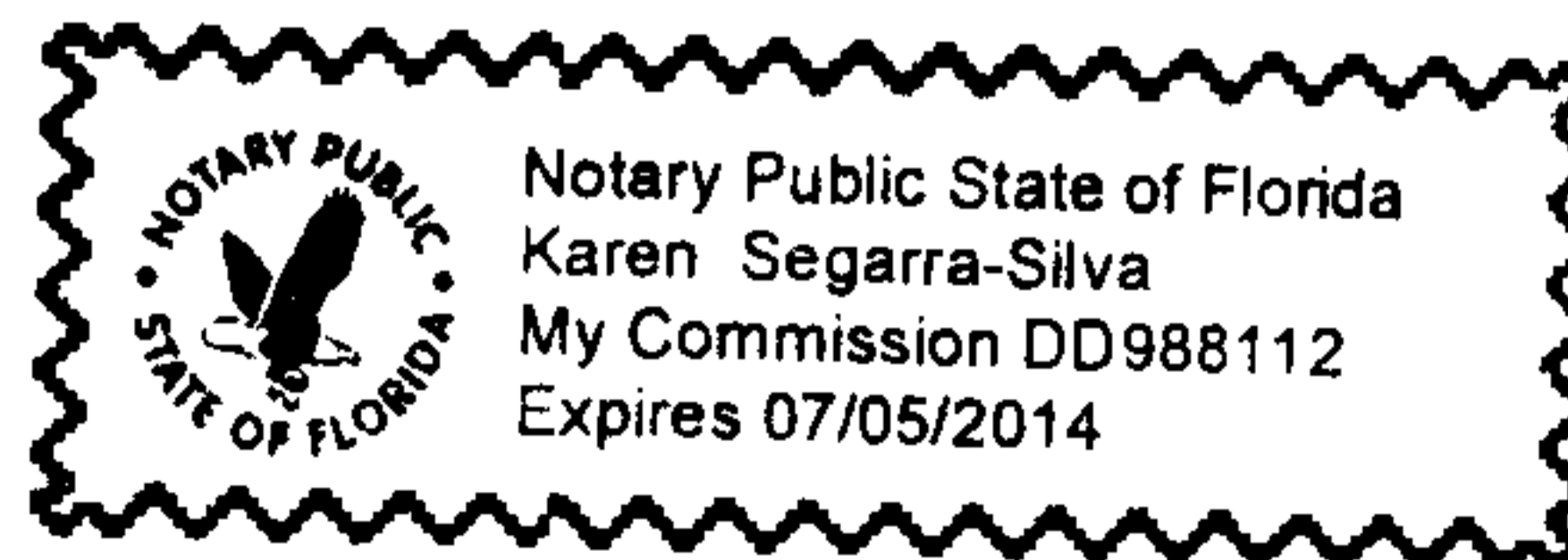
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Ivan Chico, whose name as ANP-collections of BANCO POPULAR NORTH AMERICA, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she) as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 1 day of August, 2012.

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

[Signature]
Notary Public
My Commission Expires: 07/05/2014

This instrument prepared by
Rebekah P. Beal
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, AL 35804
RPB/rvm/Cornolo, Juan



Shelby County, AL 10/19/2012
State of Alabama
Deed Tax: \$86.00

Real Estate Sales Validation Form

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

Grantor's Name Banco Popular North America
Mailing Address 120 Broadway
New York, New York 10271

Grantee's Name Assets Recovery 25, LLC
Mailing Address 1900 Sunset Harbour Drive 2nd Floor
Miami Beach, Florida 33139

Property Address 4818 Pinehurst Drive
Helena, AL 35080

Date of Sale 7/17/2011

Total Purchase Price \$ 85,883.02

or

Actual Value \$

or

Assessor's Market Value \$



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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 9/4/2012

Print Ivan M. Chico, AUP Collections for BPNA

Unattested (verified by)

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

Print Form