

20121213000477340 1/4 \$67.00  
Shelby Cnty Judge of Probate, AL  
12/13/2012 02:23:22 PM FILED/CERT

This instrument was prepared by:

Jeff G. Underwood  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

QUITCLAIM DEED

Shelby County, AL 12/13/2012  
State of Alabama  
Deed Tax: \$46.00

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred and 00/100 dollars (\$500.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP**, (hereinafter called "Grantor(s)"), hereby remise, release, quit claim, grant, sell and convey to **Synovus Mortgage Corp.**, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly along the West line of said quarter-quarter section 786.17 feet to the point of beginning of the property being described; thence continue along last described course a distance of 83.74 feet to a point; thence turn an angle of 92 degrees 13 minutes left and run Easterly a distance of 257.89 feet to a point on the West right of way line of Shelby County Highway No. 333; thence turn an angle of 53 degrees 15 minutes left and run Northeasterly along said right of way line 120.0 feet to a point; thence turn an angle of 110 degrees 10 minutes left and run Northwesterly 250.22 feet; thence turn an angle of 104 degrees 19 minutes 15 seconds left and run Southerly for a distance of 87.0 feet; thence turn an angle of 90 degrees 00 minutes 02 seconds to the right and run Westerly for a distance of 83.29 feet to the point of beginning.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand(s) and seal(s), this 26 day of November 2012

**BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP**

By: \_\_\_\_\_

Its: VP, Risk Operations Unit Mgr.

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STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose named as \_\_\_\_\_, of **BAC Home Loans Servicing, LP formerly known as Countrywide Home Loans Servicing, LP**, a corporation, 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 corporation.

Given under my hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires:  
AFFIX SEAL

11-4839





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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Ventura

On 11/26/12 before me, Maciel Nino Casillas, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Lydia de Vries Trojan  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Maciel Nino Casillas

Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 11/26 Number of Pages: 2

Signer(s) Other Than Named Above: nil

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Individual  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Individual  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

# Real Estate Sales Validation Form

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

Grantor's Name BAC Home Loans Servicing, LP  
formerly known as Countrywide  
Home Loans Servicing, LP  
Mailing Address 225 W Hillcrest Drive, 4<sup>th</sup> Floor  
MS#VA6-918-04-09  
Thousand Oaks, CA 91360

Grantee's Name Synovus Mortgage Corp.

Mailing Address 2204 Lakeshore Dr, Suite 325  
Birmingham, AL 35209

Property Address 633 Hwy 333  
Columbiana, AL 35051-3915

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$45,580.00

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 Tax Records

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 11/26/12

☐ Unattested

\_\_\_\_\_  
(verified by)

Print

Sign

Lydia Trojan  
Lydia Trojan  
(Grantor/Grantee/Owner/Agent) circle one



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