



20121226000490100 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/26/2012 08:14:10 AM FILED/CERT

After Recording Return to:  
EPIC REAL ESTATE SOLUTIONS, INC.  
2000 CLIFF MINE ROAD, SUITE 500  
PITTSBURGH, PA 15275  
File No. 3516429

This document prepared by:

FRANK P. DEC, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

Tax ID No.:  
03 8 34 0 016 066.000

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QUIT CLAIM DEED

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STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 14 day of DEC., 2012, by and between KATHLEEN O. LUCAS, F/K/A KATHLEEN LAUREN O'BYRNE, 2040 BELVEDERE COVE, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and KATHLEEN O. LUCAS, A MARRIED WOMAN, 2040 BELVEDERE COVE, BIRMINGHAM, AL 35242, 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:

SEE ATTACHED EXHIBIT "A"

Also known as: 2040 BELVEDERE COVE, BIRMINGHAM, AL 35242  
Property Tax ID No.: 03 8 34 0 016 066.000  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20091201000441460, Recorded: 12/01/2009

20121226000490100 2/4 \$22.00  
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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.

Assessor's parcel No. 03 8 34 0 016 066.000

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

Kathleen O. Lucas F/K/A Kathleen Lauren O'Byrne  
KATHLEEN O. LUCAS, F/K/A  
KATHLEEN LAUREN O'BYRNE

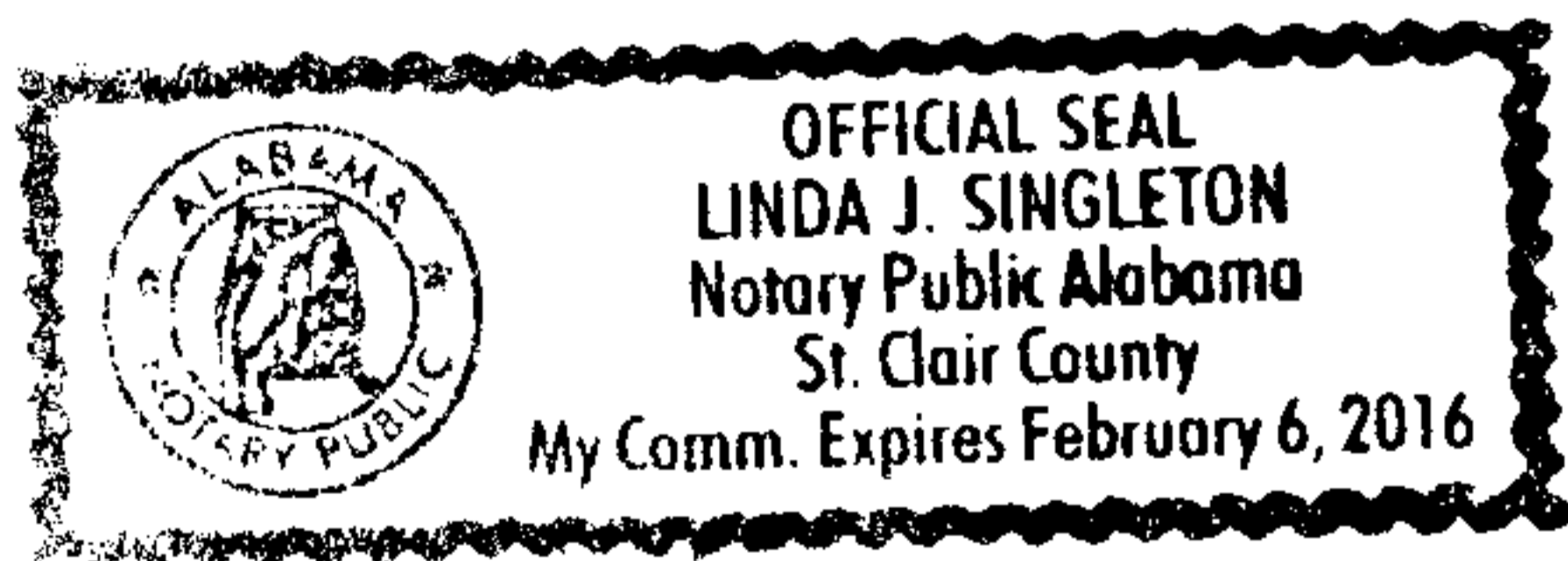
STATE OF AL  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kathleen O. Lucas F/K/A, whose name(s) is/are 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, she/he/they executed the same voluntarily on the day the same bears date.

KATHLEEN LAUREN O'BYRNE  
Given under my hand and seal this the 14<sup>th</sup> day of DEC., 2012.

Linda J. Singleton  
NOTARY PUBLIC

My commission expires: 02/06/2016



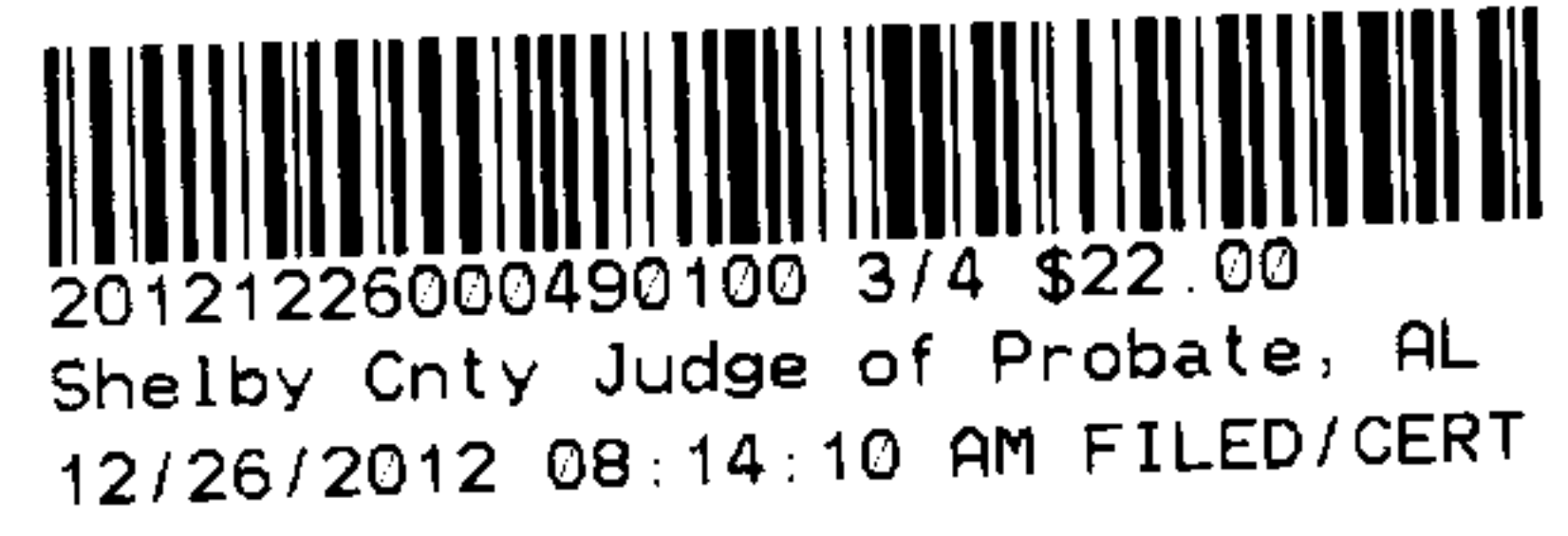


EXHIBIT A  
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 42, ACCORDING TO THE FINAL PLAT OF BELVEDERE COVE, PHASE III, AS RECORDED IN MAP BOOK 36, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 03 8 34 0 016 066.000

PROPERTY COMMONLY KNOWN AS: 2040 BELVEDERE COVE, BIRMINGHAM, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Kathleen O. Lucas
Mailing Address 2040 Belvedere Cove
Birmingham, AL 35242

Grantee's Name Kathleen O. Lucas
Mailing Address 2040 Belvedere Cove
Birmingham, AL 35242

Property Address 2040 Belvedere Cove
Birmingham, AL 35242

Date of Sale 12-14-12
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 225,000



20121226000490100 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
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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 12-14-12

Print Jennifer Hubenthal

X Unattested
(verified by)

Sign Jennifer Hubenthal
(Grantor/Grantee/Owner/Agent) circle one