

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
Suite 3400
420 North 20th Street
Birmingham, Alabama 35203

TITLE NOT EXAMINED
Send Tax Notice To:

Wendell Corey Foster
Steven Foster
195 Hwy 83
Harpersville, Alabama 35078

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty-Four Thousand Five Hundred and 00/100 Dollars (\$24,500.00), together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Plymouth Park Tax Services LLC** ("GRANTOR") does hereby remise, release, and quitclaim unto **Wendell Corey Foster, a single man, and Steven Foster, a married man** ("GRANTEES"), all of its right, title and interest, if any, in and to the following described real property, situated in Shelby County, Alabama, to wit:


SHELBY COUNTY PARCEL #58-07-08-28-1-000-005.000

LEGAL DESCRIPTION: MAP 078281000 CODE1 CODE2
SUBD1 MB PG SUBD2 MB PG P-LOT S-LOT P-BLK S 28 T
19S R 02E S T R S T R S LOT DIM 209.00 BY 209.00 ACRES
1.0 SQ FEET 43,560 BEG @ THE INT OF S LINE SCL RR
WITH W LINE CO RD 83 TH SWLY ALG RR 209' (S) SLY 209'
(S) NELY 209' (S) TO POB

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded under Instrument #20080904000352660 in the Office of the Judge of Probate of Shelby County, Alabama and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$24.50


20121228000495540 1/3 \$42.50
Shelby Cnty Judge of Probate, AL
12/28/2012 08:04:46 AM FILED/CERT

4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.

5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantees forever.

Given under my hand and seal, this 11th day of December 2012.

PLYMOUTH PARK TAX SERVICES LLC

By: _____

Name: Thomas E. Tarantino

Title: Vice President of Plymouth Park Tax Services LLC

STATE OF NEW JERSEY)

MORRIS COUNTY)

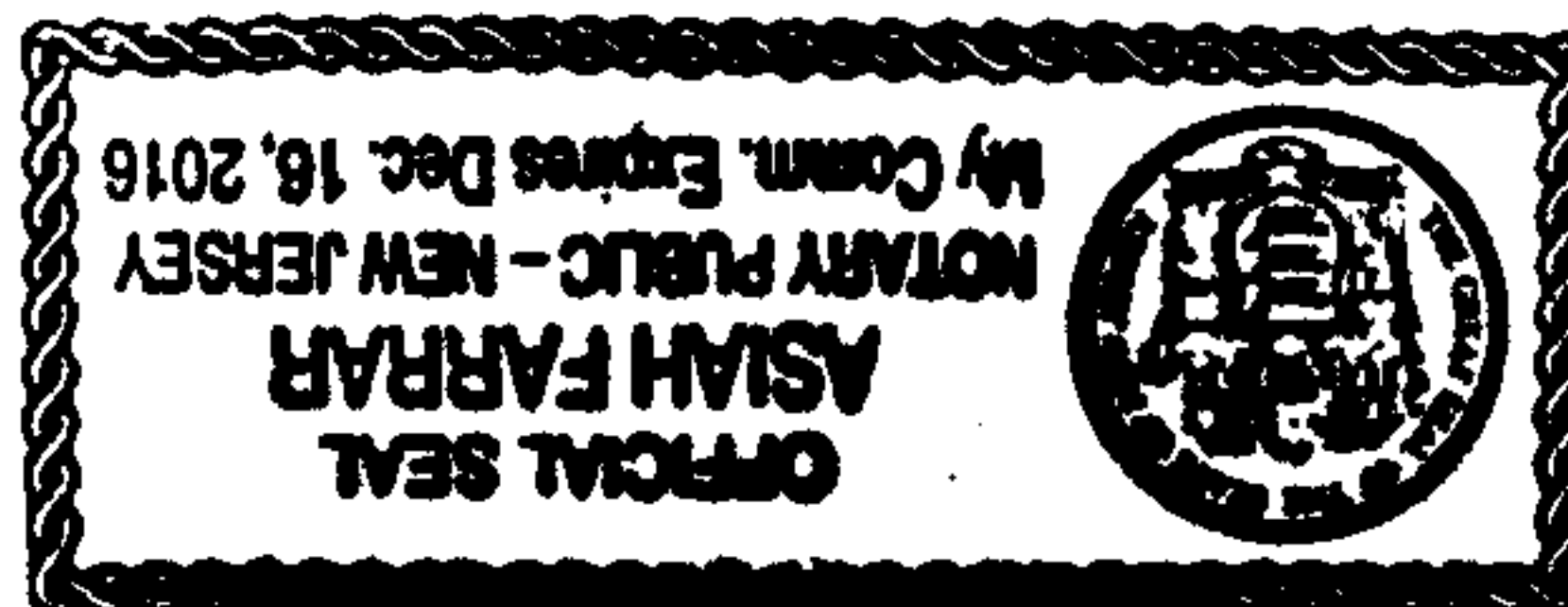
I, Asiah Farrar, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Tarantino, whose name is signed to the foregoing conveyance as Vice President of Plymouth Park Tax Services LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date, as the authorized representative and as the act of Plymouth Park Tax Services LLC.

Given under my hand and seal this 11 day of December 2012.

Asiah Farrar

Notary Public

My commission expires: 12/16/16



20121228000495540 2/3 \$42.50
Shelby Cnty Judge of Probate, AL
12/28/2012 08:04:46 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 Plymouth Park Tax Services LLC Grantee's Name Wendell Corey Foster
 Mailing Address 306 Convergence Way Mailing Address 195 Hwy 83
FL 1 Harpersville, AL 35078
Whippany, NJ 07981

Property Address 195 Hwy 83 Date of Sale December 11, 2012
Harpersville, AL 35078 Total Purchase Price \$ 24,500.00
 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 ☒ Appraisal
☐ Sales Contract ☒ Other Repurchase from tax sale
☐ Closing Statement

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 December 18, 2012

Print Nancy Beaudin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20121228000495540 3/3 \$42.50
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Form RT-1