

When Recorded Return To:
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St. Paul, MN 55117
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After Recording Return to:
TITLE SOURCE
662 WOODWARD AVENUE
DETROIT, MI 48226
File No. 57409509

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 10 1 12 0 011 008.000

(3)

QUIT CLAIM DEED

57409509-1794573

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 15 day of Feb, 2013, by and between
MICHAEL J. MCGARTY AND RUTH ANN MCGARTY, HUSBAND AND WIFE, AS JOINT TENANTS WITH
RIGHTS OF SURVIVORSHIP, of 1025 OAK MEADOWS ROAD, BIRMINGHAM, AL 35242 hereinafter
referred to as Grantor(s) and MICHAEL J. MCGARTY AND RUTH ANN MCGARTY, TRUSTEES OF THE
TRUST AGREEMENT, DATED MARCH 5, 2002, of 1025 OAK MEADOWS ROAD, 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: 1025 OAK MEADOWS ROAD, BIRMINGHAM, AL 35242
Property Tax ID No.: 10 1 12 0 011 008.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: _____, Recorded: _____

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.


20130301000086680 1/4 \$312.50
Shelby Cnty Judge of Probate, AL
03/01/2013 01:08:43 PM FILED/CERT

Assessor's parcel No. 10 1 12 0 011 008.000

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

Michael J. McGarty
MICHAEL J. MCGARTY

Ruth Ann McGarty
RUTH ANN MCGARTY

STATE OF Al
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Michael J. McGarty, 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.

Given under my hand and seal this the 15 day of Feb, 2013

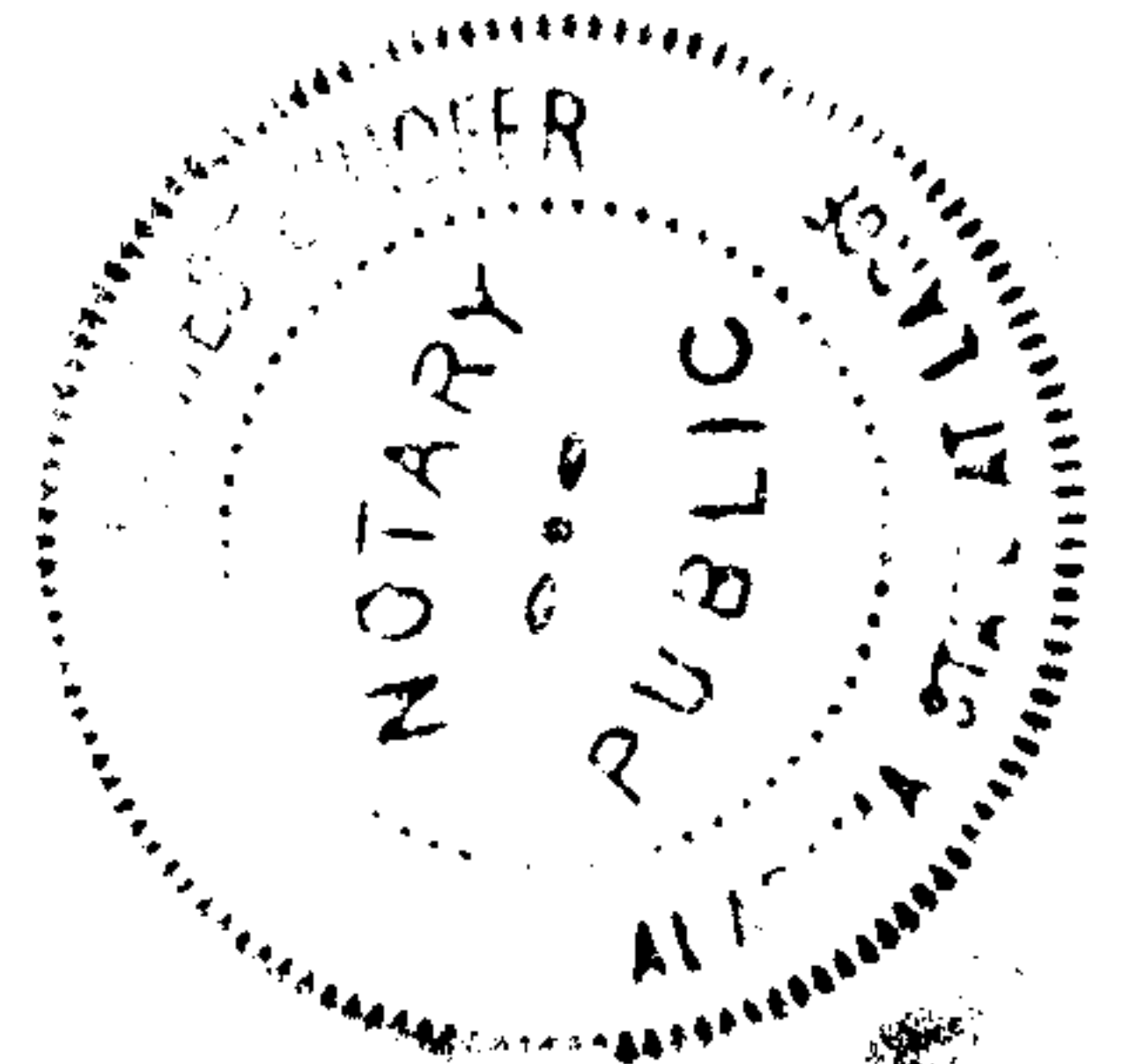
W. August Westenhof
NOTARY PUBLIC
My commission expires: 3/12/2014

STATE OF Al
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Ruth Ann McGarty, 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.

Given under my hand and seal this the 15 day of Feb, 2013

W. August Westenhof
NOTARY PUBLIC
My commission expires: 3/12/2014



Shelby County, AL 03/01/2013
State of Alabama
Deed Tax: \$291.50

20130301000086680 2/4 \$312.50
Shelby Cnty Judge of Probate, AL
03/01/2013 01:08:43 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM IN THE COUNTY OF SHELBY IN THE STATE OF AL:

LOT 8, ACCORDING TO THE SURVEY OF OAK MEADOWS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

TAX ID NUMBER(S): 10 1 12 0 011 008.000

PROPERTY COMMONLY KNOWN AS: 1025 OAK MEADOWS ROAD, BIRMINGHAM, AL 35242



+U03562419+

1632 2/25/2013 78444936/3

20130301000086680 3/4 \$312.50
Shelby Cnty Judge of Probate, AL
03/01/2013 01:08:43 PM 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 Michael J. McGarty
Mailing Address Ruth Ann McGarty
1025 Oak Meadows Rd.
Birmingham, AL 35242

Grantee's Name Michael J. McGarty, trustee
Mailing Address Ruth Ann McGarty, trustee
1025 Oak Meadows Rd.
Birmingham, AL 35242

Property Address 1025 Oak Meadows Rd.
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$291,500.00

\$ or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130301000086680 4/4 \$312.50
Shelby Cnty Judge of Probate, AL
03/01/2013 01:08:43 PM FILED/CERT

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 2/15/13

Print Michael J. McGarty / Ruth Ann McGarty

Unattested [Signature]
(verified by)

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

Form RT-1