

THIS INSTRUMENT PREPARED BY:
Jason B. Tingle
Wyatt & Tingle, Attorneys
2010 Lancaster Road
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Mr. Neil Finlayson
4 Linwood Grove
Leighton Buzzard
Bedfordshire LU74RP
England

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration paid in hand to the undersigned Grantor, Michael Finlayson ("Grantor") paid by the Grantee, Neil Finlayson ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, convey and quitclaim unto Grantee, all rights, title, interest, and claim in or to the following described real estate situated in Jefferson County, Alabama, to-wit:

Legal: Lot 1, according to Survey of Oakridge, 2nd Sector, as recorded in MB 10, Pg 50 A & B

Parcel ID: 10-6-23-0-001-020-014

Property Address: 1401 Oak Ridge Drive, Birmingham, AL 35242

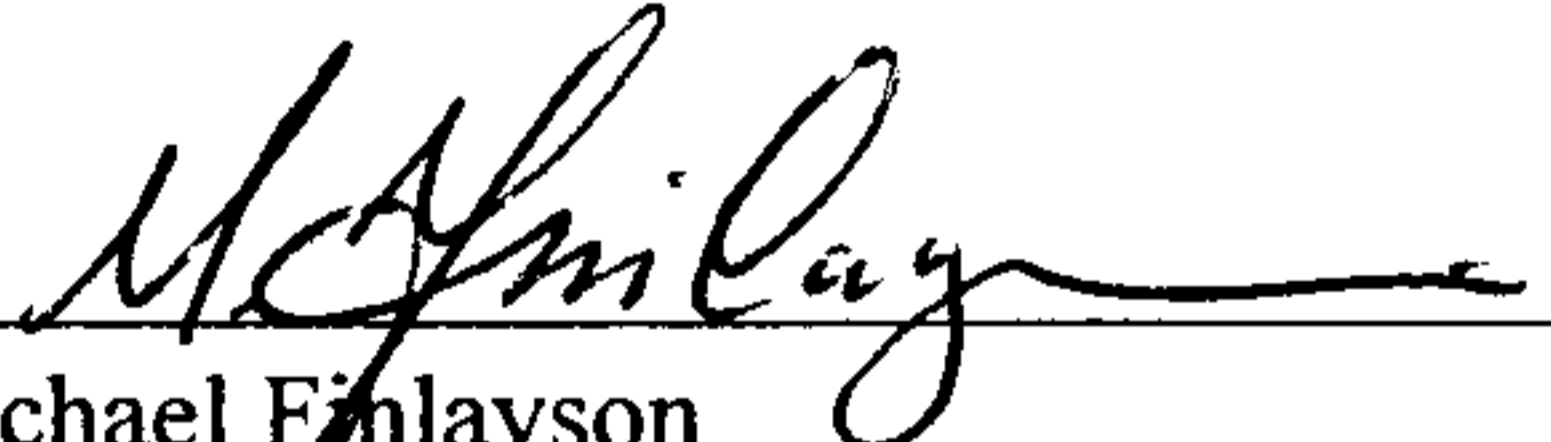
(If the above descriptions differ, the legal description will be followed)


THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF REDEMPTION, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD, unto the said GRANTEE, Neil Finlayson, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, Michael Finlayson, who is authorized to execute this conveyance, has hereunto set his hand and seal, this the 22nd day of MARCH, 2013.


Michael Finlayson

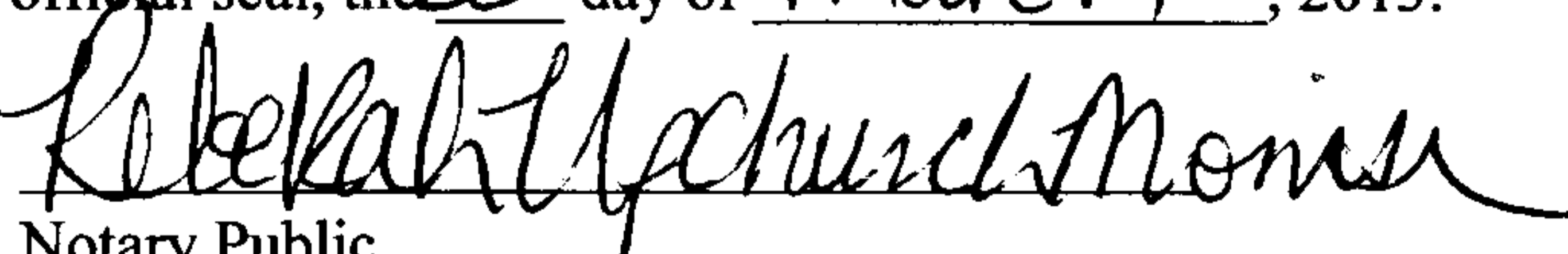

20130412000151740 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
04/12/2013 02:16:46 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Finlayson, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 22nd day of March, 2013.


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 15, 2016

Shelby County, AL 04/12/2013
State of Alabama
Deed Tax: \$1.50

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 Finlayson
 Mailing Address 2104 Montreat Lane
Apt. D
Vestavia Hills, AL 35216

Grantee's Name Neil Finlayson
 Mailing Address 4 Linwood Grove
Leighton Buzzard
Bedfordshire LU74RP
England

Property Address 1401 Oak Ridge Drive
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ 1276.97

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130412000151740 2/2 \$16.50
 Shelby Cnty Judge of Probate, AL
 04/12/2013 02:16:46 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 REDEMPTION DEED

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 4/10/13

Print MICHAEL FINLAYSON

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1