

Prepared by:  
Jul Ann McLeod, Esq.  
1957 Hoover Court, #306  
Birmingham, AL 35226

20130425000168820 1/2 \$100.00  
Shelby Cnty Judge of Probate, AL  
04/25/2013 01:47:41 PM FILED/CERT

### QUITCLAIM DEED

This Quitclaim Deed is being prepared to clear a title. The legal description in that Warranty Deed dated April 3, 2003, and recorded April 10, 2003, in Instrument 20030410000217970, Probate Office of Shelby County, Alabama, whereby Waterford, LLC, conveyed the subject property to Sandra J. Bentley, erroneously stated, "Map Book 30, Page 111." The correct Page is 112, as noted below. This incorrect legal was carried forward to the current vested owner.

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )

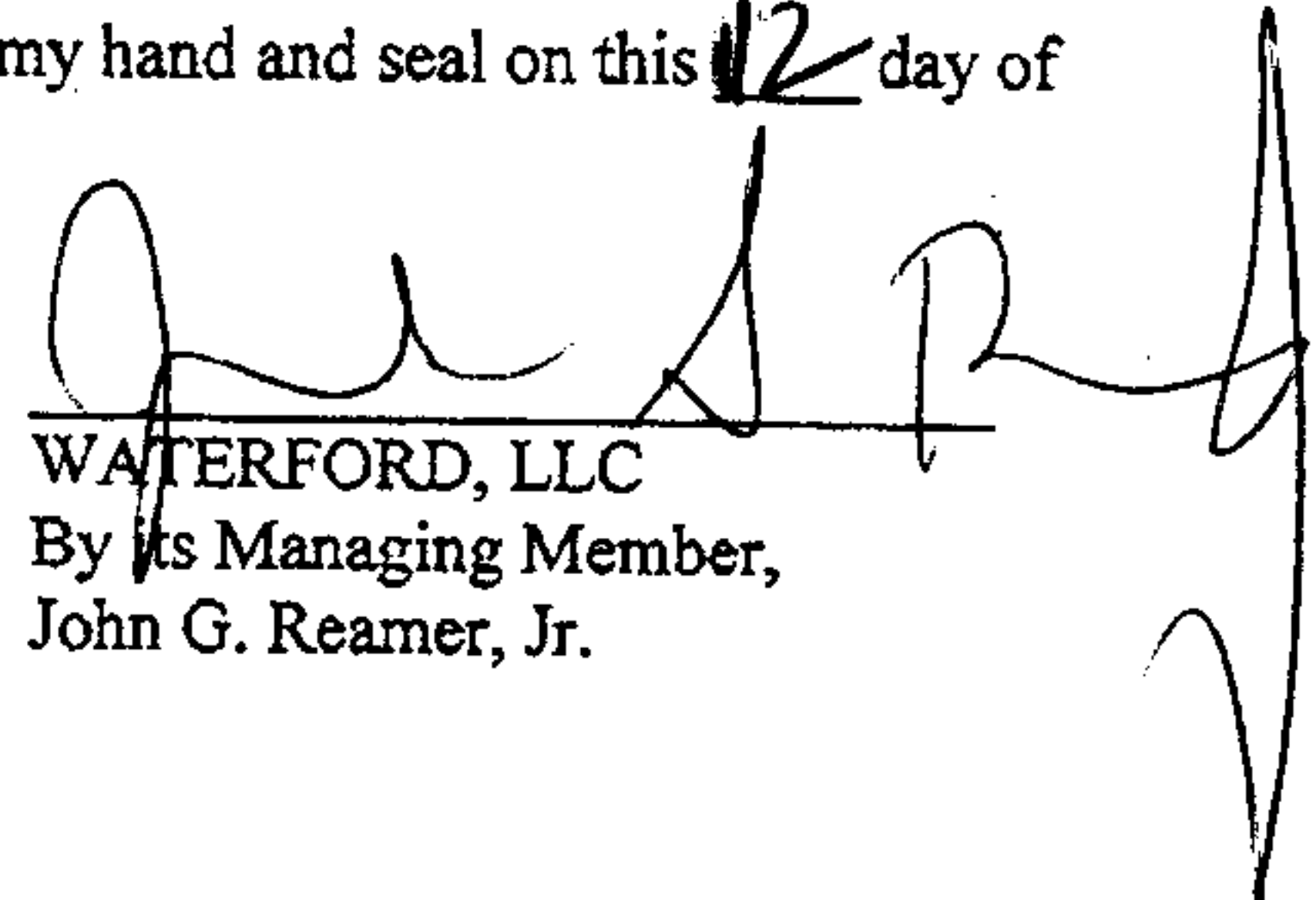
KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, WATERFORD, LLC, an Alabama limited liability company, by John G. Reamer, Jr., its Managing Member (herein referred to as Grantor), does release, remise and quitclaim unto REBUILDUS, LLC (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 107, according to the Survey of Waterford Village Sector 2, as recorded in Map Book 30, page 112, in the Probate Office of Shelby County, Alabama.

- (1) Subject to property taxes for the current year, which are not yet due and payable.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 12 day of April, 2013.


  
WATERFORD, LLC  
By its Managing Member,  
John G. Reamer, Jr.

STATE OF ALABAMA       )  
COUNTY OF Jefferson    )

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that, JOHN G. REAMER, JR., Managing Member of WATERFORD, LLC, an Alabama limited liability company, 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 said conveyance, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal on this 12 day of April, 2013.

My commission expires:

  
NOTARY PUBLIC  
My Commission expires 3/15/15

Shelby County, AL 04/25/2013  
State of Alabama  
Deed Tax: \$85.00

# Real Estate Sales Validation Form

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

Grantor's Name WATERFORD, LLC  
Mailing Address 100 WATERFORD DRIVE  
CALEBA, AL  
35040

Grantee's Name REBUILDUS, LLC  
Mailing Address 6320 CANOGA AVE, 12TH FL  
WOODLAND HILLS, CA  
91367

Property Address 1144 VILLAGE TRAIL  
CALEBA, AL  
35040

Date of Sale 4/22/13  
Total Purchase Price \$ 85,000.00  
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  
☐ 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 4/23/13

Print Malcolm S. McLeod

☐ Unattested

[Signature] Sign  
(verified by)  
**My Commission**  
3/8/14

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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