

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF AND THE LEGAL DESCRIPTION BELOW IS BASED UPON INFORMATION PROVIDED BY THE GRANTEES HEREIN.

This Deed Prepared By:
Clinton H. Ritchie, Jr.
Attorney at Law
1356 Hueytown Road
Hueytown, Alabama 35023

Send Tax Notice to:
Joan Brake
105 Gables Drive
Hoover, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of love and affection, the value of which is **FOURTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$14,300.00)**, WHICH REPRESENTS A ONE-FIFTH (1/5) INTEREST IN **SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$71,500.00)** and other good and valuable consideration, the receipt whereof is acknowledged by the undersigned **RYAN JONES**, an unmarried man, (hereinafter "GRANTOR"), hereby releases, quitclaims, grants, sells, and conveys to **JOAN BRAKE**, a widowed woman (hereinafter called "GRANTEE"), all his right, title, interest and claim, without recourse, wherever it might be, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

Unit 105-C, Building 1, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 773, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407, and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691, and Real 238, Page 241 together with an undivided interest in the common elements as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

NOTE: The above-described property does not constitute the homestead of the Grantor.

NOTE: The purpose and intent of this deed is to clear title and to transfer and quitclaim all of Grantor's inherited interest in fee simple and to quitclaim Grantor's interest, if any, in the hereinabove described property to the Grantee, the sole remaining life estate holder, who is the grandmother of the Grantor, so said Grantee may sell the property free of these title issues.

Shelby County, AL 05/30/2013
State of Alabama
Deed Tax: \$14.50


20130530000220290 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
05/30/2013 01:23:42 PM FILED/CERT

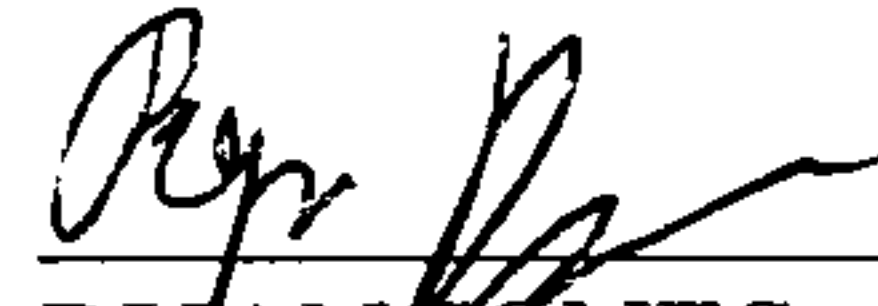
NOTE: This property was inherited but never used by the Grantor. The life estate holders, Kenneth Brake and Joan Brake, were the sole occupants of said residence. This transfer is back to the surviving life estate holder, Joan Brake. The other life estate holder, Kenneth Brake, died on June 22, 2012.

NOTE: Joan Brake, the Grantee herein, is one and the same person as Joan Winifred Selby Brake.

NOTE: Kenneth Brake, the former holder of a life estate interest in the above described property, is one and the same person as Kenneth Winston Waltor Brake.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 10th day of May, 2013.



RYAN JONES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that RYAN JONES, 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, signed his name as his free and voluntary act on this the 10th day of May, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of May, 2013.



Notary Public
My Commission Expires:

My commission expires 02/01/17


20130530000220290 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
05/30/2013 01:23:42 PM FILED/CERT

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

Form RT-1