

20130729000307730 1/3 \$83.00  
Shelby Cnty Judge of Probate, AL  
07/29/2013 02:29:53 PM FILED/CERT

Shelby County, AL 07/29/2013  
State of Alabama  
Deed Tax: \$65.00

*This Instrument was prepared by:*

T. Huffman  
Equifunding, Inc.  
PO Box 980  
East Lansing, MI 48826

*Send tax notice to:*

SunTrust Mortgage  
RVW 3166  
1001 Semmes Ave  
Richmond, VA 23224

This deed replaces previously issued and recorded

### **QUITCLAIM DEED**

STATE OF ALABAMA)

:

SHELBY COUNTY)

### **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of Sixty- Four Thousand Eight Hundred Forty Seven Dollars and 36 cents (\$ 64,847.36) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor in hand paid by or on behalf of the Grantees herein,

**EQUIFUNDING, INC.**  
A Michigan Corporation

(Hereinafter referred to as "Grantor") does quitclaim unto

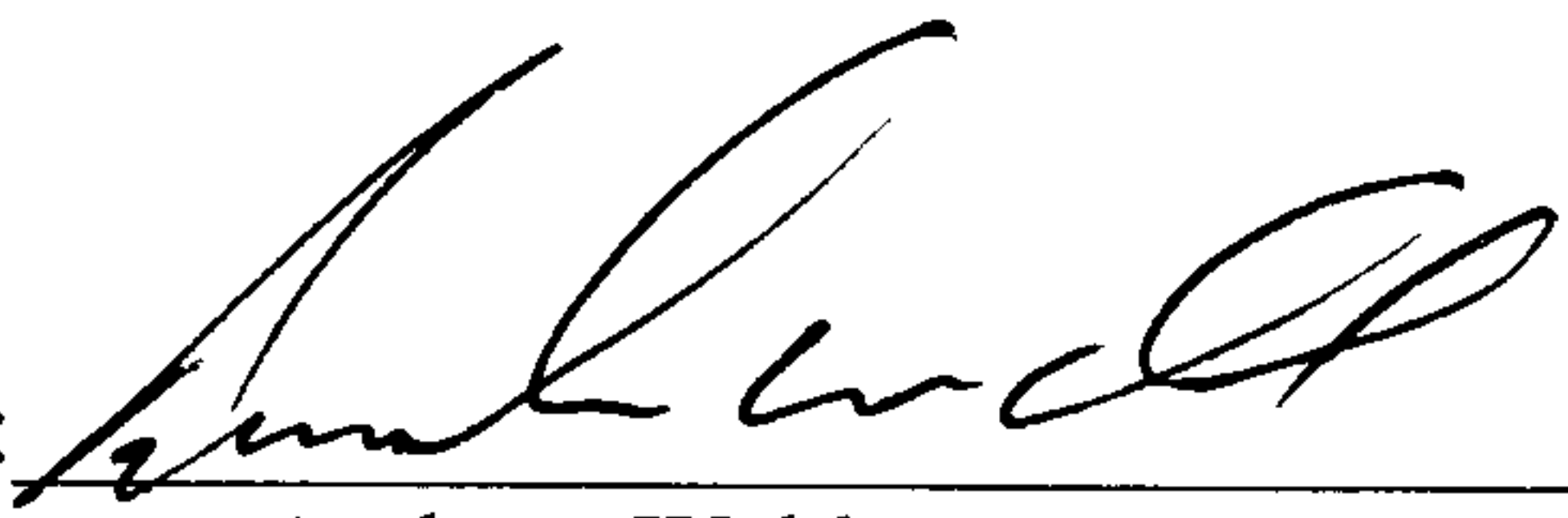
Richard Shannon Nicholson, Owner, as  
per Sandy A. Brasher foreclosure deed dated January 22, 2008  
297 Narrow Drive  
Birmingham, AL 35242

(Hereinafter referred to as "Grantee") all of its interest in that certain real property having Shelby County parcel number 09 4 20 2 007 094.000, and more particularly described as:

SEC 20 TWN 19S R 01W Lot 94 Narrows Peak Sec Amended MB 31 PG 125

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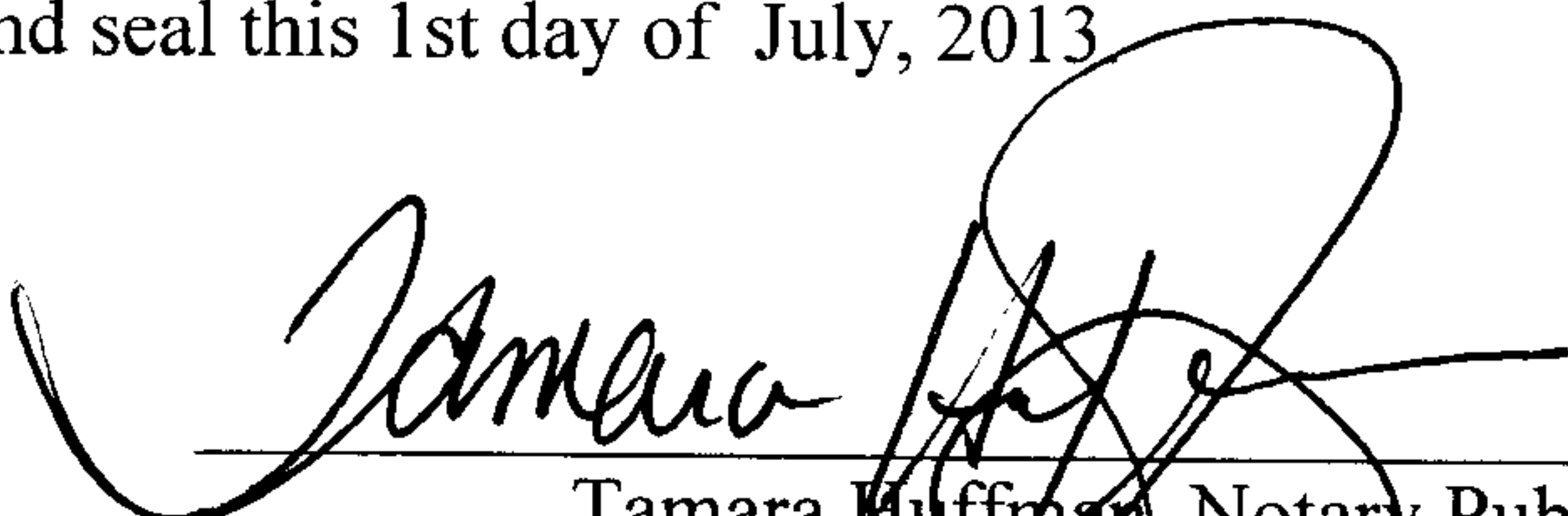
TO HAVE AND TO HOLD Unto Grantees, their heirs, successors and assigns, forever.  
IN WITNESS WHEREOF, I have set my hand and seal, this 1<sup>st</sup> day of July , 2013.

By:   
Andrew Wahl  
Its: President  
And Authorized Representative

STATE OF MICHIGAN)  
:  
INGHAM COUNTY )

I, the undersigned notary for said County and in said State, hereby certify that Andrew Wahl, whose name as President and Authorized Representative for Equifunding, Inc., a Michigan Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my official hand and seal this 1st day of July, 2013

  
Tamara Huffman, Notary Public  
Eaton County, Michigan  
Acting in Ingham County, MI  
My Commission Expires September 17, 2013  
TAMARA HUFFMAN  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF EATON  
MY COMMISSION EXPIRES Sep 17, 2013  
ACTING IN COUNTY OF Ingham



# Real Estate Sales Validation Form

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

Grantor's Name Equifunding Inc.  
Mailing Address 1241 E. Saginaw St.  
E. Lansing, MI 48823

Grantee's Name Richard Shannon Nicholson  
Mailing Address 297 Narrows Drive  
Birmingham, AL 35242

Property Address 297 Narrows Drive  
Birmingham, AL  
35242

Date of Sale 12-18-2012  
Total Purchase Price \$ 64,847.36  
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 7/24/2013

Unattested

Print Andrew Wahl, President

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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by)

Form RT-1