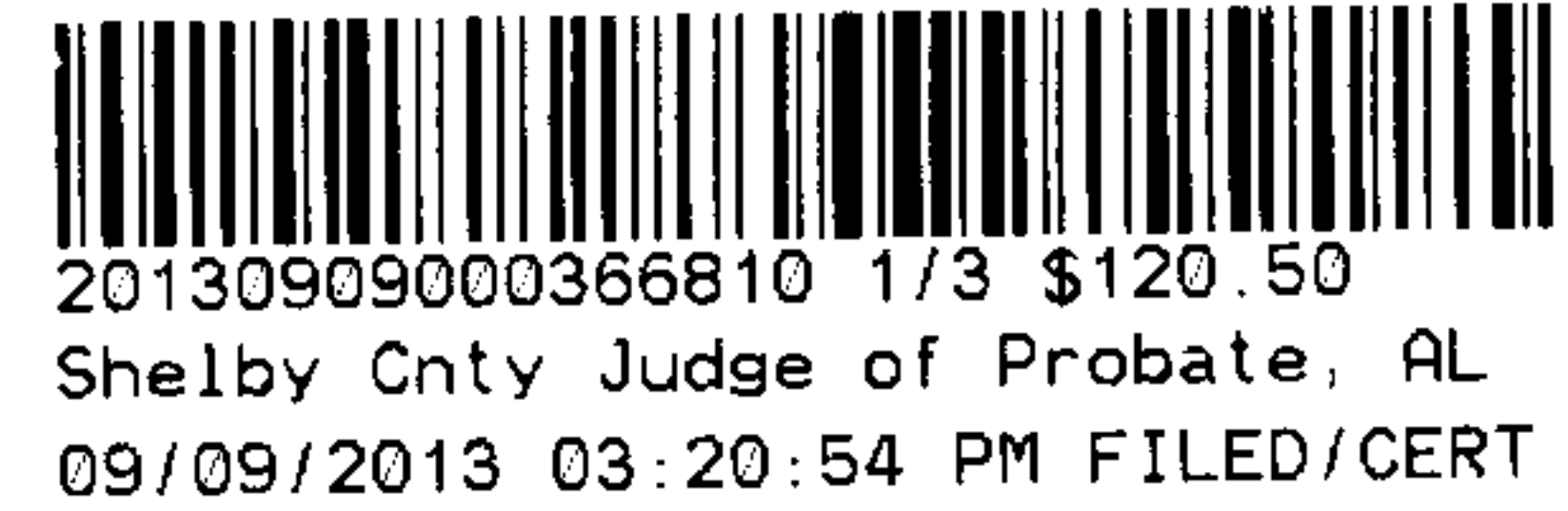


This instrument was prepared by:

M. Scott Harwell, Esq.
Harwell Law Firm LLC
1063 Narrows Way, Suite A
Birmingham, AL 35242

Send Tax Notice to:

Shannon R. Lamoureux
3076 Eagle Ridge Lane
Birmingham, AL 35242



STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations in hand paid to **SANDRA T. RIDGEWAY** (a married woman) (hereinafter called the Grantor), the receipt whereof is hereby acknowledged and the property not being the Grantor's homestead, the Grantor does hereby GRANT, CONVEY and QUITCLAIM to **SHANNON R. LAMOUREUX** (a single woman) (hereinafter called Grantee), all of the Grantor's right, title, and interest, and claim in or to the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lot 15, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, page 105, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2012 and subsequent years not yet due and payable;
(2) Mineral and mining rights not owned by the Grantor; (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) All easements, building setback lines, restrictions, limitations, conditions and other matters shown that certain plat recorded in Map Book 37, Page 105, (b) Notes, conditions, restrictions set forth in instrument recorded in Map Book 26, Page 80, (c) Notes, conditions, restrictions set forth in instrument recorded as Map Book 24, Page 71, (d) Easement to Alabama Power Company as shown by instrument recorded in Real 220, Page 521 and 532 and Real 207, Page 380, (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 28, page 581; Deed Book 235, Page 552; Deed Book 121, Page 294; Deed Book 327, Page 553; and Deed Book 107, Page 989, (f) Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as et out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 and Real 199, Page 18, (g) Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307, Page 950 with 1st Supplement Declaration by Instrument #1998-40199 and Assignment and Assumption of Rights, Duties, and Obligations under Declaration, Watershed Covenants and Restrictive Agreements recorded as Instrument #20040615000323410, (h) Easement to Alabama Gas Corporation as set out in Real 171, Page 59, (i) Slope Easement Agreement as set out in

Instrument #2001-2175, (j) Declaration of Protective Covenants as set out in instrument recorded in Real 194, Page 54 and Instrument #1993-26958, (k) Easement for sanitary sewer line and water lines as set out in Real 194, Page 1 with Deed and Bill of Sale to Water Works Board of the City of Birmingham as set out in Real 194, Page 43, (l) Agreement concerning electric service to NCNB/Brook Highland as set out in Real 306, Page 119, (m) Sewer line easement recorded in Real 107, page 968, (n) Restrictive Agreement and Release of Damages set out in deeds recorded as Instrument #20040512000249230 and Instrument #1999-51735, (o) Articles of Incorporation of The Hills at Brook Highland Residential Association, Inc. as Instrument #20070918000438450, (p) Declaration of Protective Covenants for The Hills at Brook Highland recorded in Instrument #20070417000177600.

TO HAVE AND TO HOLD unto said GRANTEE, her heirs and assigns forever.

Given under our hands and seals, this the 9th day of September 2013.

Sandra T. Ridgeway (SEAL)
Sandra T. Ridgeway, Grantor

STATE OF ALABAMA)

)

ACKNOWLEDGMENT


SHELBY COUNTY)

)

I, Dorinda Noble Quinn, a Notary Public in and for said County, in said State, do hereby certify that Sandra T. Ridgeway, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2013.

Dorinda Noble Quinn
Notary Public (SEAL)
My commission expires: 5/21/15


20130909000366810 2/3 \$120.50
Shelby Cnty Judge of Probate, AL
09/09/2013 03:20:54 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 Sandra T. Ridgeway
Mailing Address 2734 Hwy 1331
Columbiana, AL
35051

Grantee's Name Shannon R. Lamoureux
Mailing Address 3076 Eagle Ridge Lane
B'ham, AL 35242

Property Address 3076 Eagle Ridge Lane
B'ham, AL
35242

Date of Sale 9-9-13
Total Purchase Price \$ 100,000.00

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

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 9-9-13

Print Sandra T. Ridgeway

Sign Sandra T. Ridgeway
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1