

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
Suite 3400
420 North 20th Street
Birmingham, AL 35303

TITLE NOT EXAMINED
Send Tax Notice To:

James Richard Thompson
1737 Highway 46
Shelby, Alabama 35143

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighteen Thousand and 00/100 Dollars (\$18,000.00), together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Plymouth Park Tax Services LLC** ("GRANTOR") does hereby grant, convey, remise, release, and quitclaim unto **James Richard Thompson** ("GRANTEE"), all of its right, title and interest, if any, in and to the following described real property, situated in Shelby County, Alabama, to wit:


SHELBY COUNTY PARCEL #58/33/01/11/0/001/006.000

LEGAL DESCRIPTION: COM NW COR SEC 11 E ALG SEC LN 290.3 TO POB S480(S) E108 SE99.03 S142.96 TO N ROW CO RD #46 ELY ALG ROW 170(S) N TO N LN SEC 11 W TO POB.

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded under Instrument #20111028000324390 in the Office of the Judge of Probate of Shelby County, Alabama and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

Shelby County, AL 09/25/2013
State of Alabama
Deed Tax: \$18.00


20130925000386610 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/25/2013 04:14:19 PM FILED/CERT

TO HAVE AND TO HOLD to said Grantees forever.

Given under my hand and seal, this 23rd day of September 2013.

PLYMOUTH PARK TAX SERVICES LLC

By: _____

Name: Thomas E. Tarantino

Title: Vice President of Plymouth Park Tax Services LLC

STATE OF NEW JERSEY)

MORRIS COUNTY)

I, Theresa A. Fleming, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Tarantino, whose name is signed to the foregoing conveyance as Vice President of Plymouth Park Tax Services LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date, as the authorized representative and as the act of Plymouth Park Tax Services LLC.

Given under my hand and seal this 23 day of September 2013.



Theresa A. Fleming

Notary Public

My commission expires: 03/16/13



20130925000386610 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/25/2013 04:14:19 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 Plymouth Park Tax Services LLC
Mailing Address 300 Convergence Way, FL 1
Whippany, NJ 07981

Grantee's Name James Richard Thompson
Mailing Address 1737 Highway 46
Shelby, AL 35143

Property Address 1737 Highway 46
Shelby, AL 35143

Date of Sale September 23, 2013
Total Purchase Price \$ 18,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130925000386610 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/25/2013 04:14:19 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 ☐ Appraisal
☐ Sales Contract ☒ Other ☐ 2007 Tax Sale
☐ Closing Statement

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 September 24, 2013

Print Nancy Beardin

☐ Unattested

(verified by)

Sign

Nancy Beardin
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1