

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:**

HeritageBank of the South  
P.O. Box 50728  
Albany, Georgia 31703-0728

## QUITCLAIM DEED

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of One Hundred One Thousand Four Hundred Ninety-Five and 93/100 Dollars (\$101,495.93), 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 **HeritageBank of the South** ("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 #58/15/04/17/0/000/008.024


LEGAL DESCRIPTION: LOT 43, ACCORDING TO THE MAP AND SURVEY OF EMERALD PARC, PHASE III SUBDIVISION, AS RECORDED IN MAP BOOK 34, PAGE 111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded under Instrument #20120713000249550 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.

Shelby County, AL 10/22/2013  
State of Alabama  
Deed Tax: \$101.50

2125296 v1

  
20131022000418840 1/3 \$121.50  
Shelby Cnty Judge of Probate, AL  
10/22/2013 04:11:17 PM FILED/CERT

5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantees forever.

Given under my hand and seal, this 15<sup>th</sup> day of October 2013.

**PLYMOUTH PARK TAX SERVICES LLC**

By: \_\_\_\_\_  
Name: **Thomas E. Tarantino**  
Title: **Vice President of Plymouth Park Tax Services LLC**

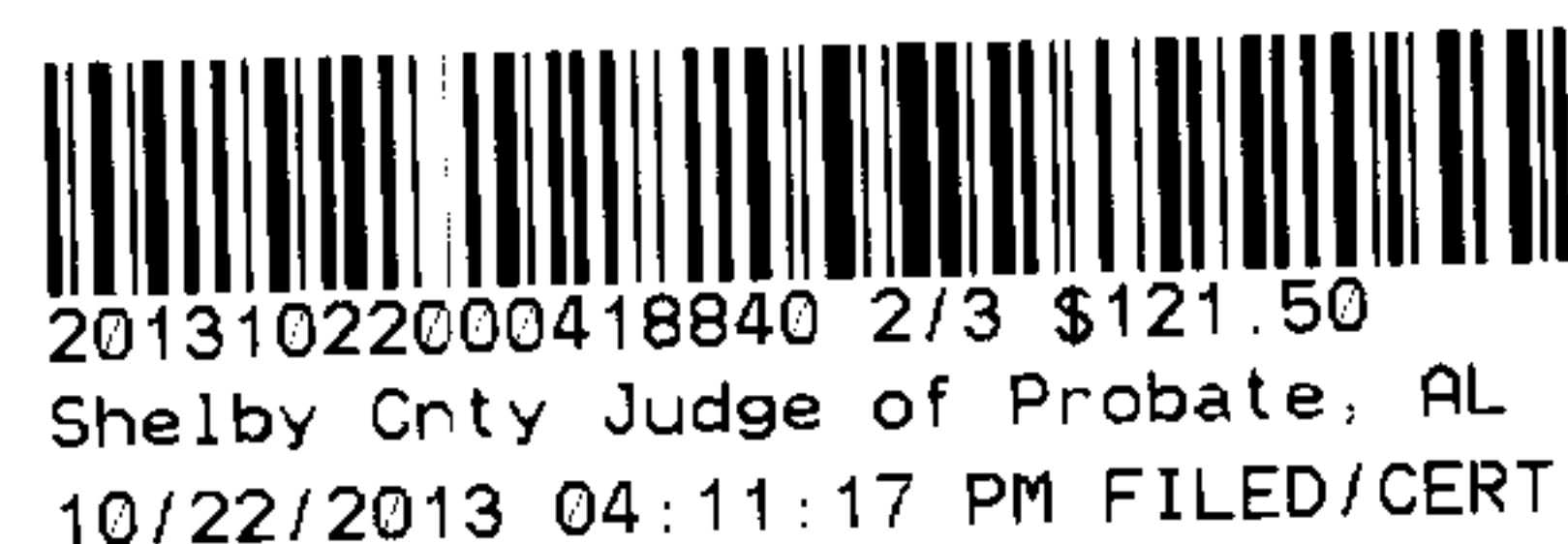
**STATE OF NEW JERSEY** )

**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 15<sup>th</sup> day of October 2013.

Theresa A. Fleming  
Notary Public  
My commission expires: 03/16/2017





# 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 HeritageBank of the South  
Mailing Address P.O. Box 50728  
Albany, GA 31703-0728

Property Address 508 Baron Circle  
Chelsea, AL 35043

Date of Sale October 15, 2013  
Total Purchase Price \$ 101,495.93

or  
Actual Value \$

or  
Assessor's Market Value \$



20131022000418840 3/3 \$121.50  
Shelby Cnty Judge of Probate, AL  
10/22/2013 04:11:17 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 ☐ 2009 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 October 15, 2013

Print Nancy Beardin

☐ Unattested

(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1