


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Birmingham, AL 35243


20131112000444260 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
11/12/2013 12:07:08 PM FILED/CERT

Send Tax Notice To:
FDIC as Receiver for
Frontier Bank, a Georgia
Banking Corporation

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Eighty Thousand and 00/100 Dollars (\$80,000.00)** and other good and valuable consideration in hand paid to the undersigned Grantor, **Mercury Funding, LLC, (~Grantor")**, paid by the Grantee, **FDIC as Receiver for Frontier Bank, a Georgia banking corporation (~Grantee")**, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, convey and quitclaim unto Grantee, all it's rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 61 and 62, according to the Survey of Stonegate Realty, Phase Three, as recorded in Map Book 33, page 122, in the Probate Office of Shelby County, Alabama.

Now known as:

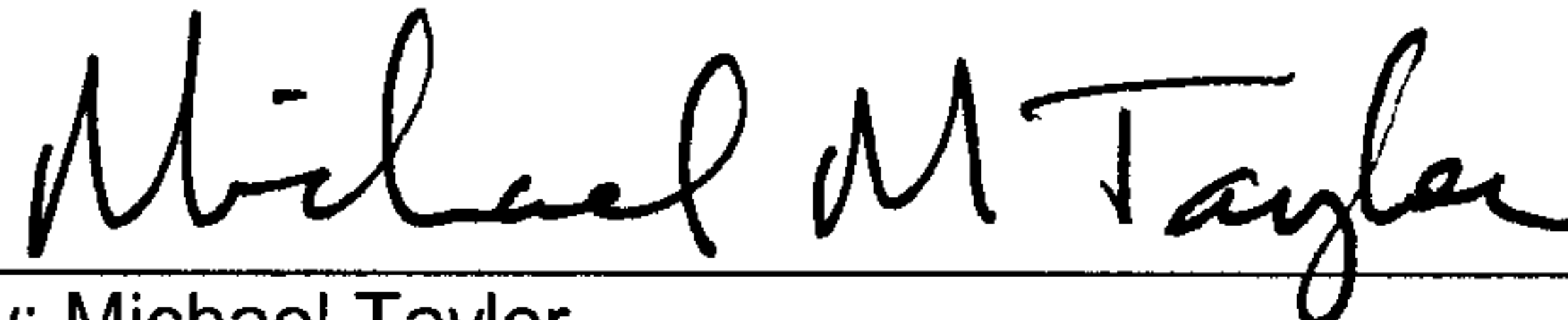
Lot 61A, according to a Resurvey of Lots 61 and 62, Stonegate Realty Phase Three, as recorded in Map Book 34, page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, Mercury Funding, LLC, by its Member who is authorized to execute this conveyance, has hereunto set his hand and seal on this 29 day of October, 2013.

Mercury Funding, LLC



By: Michael Taylor

Its: ~~Member~~ Registered Agent

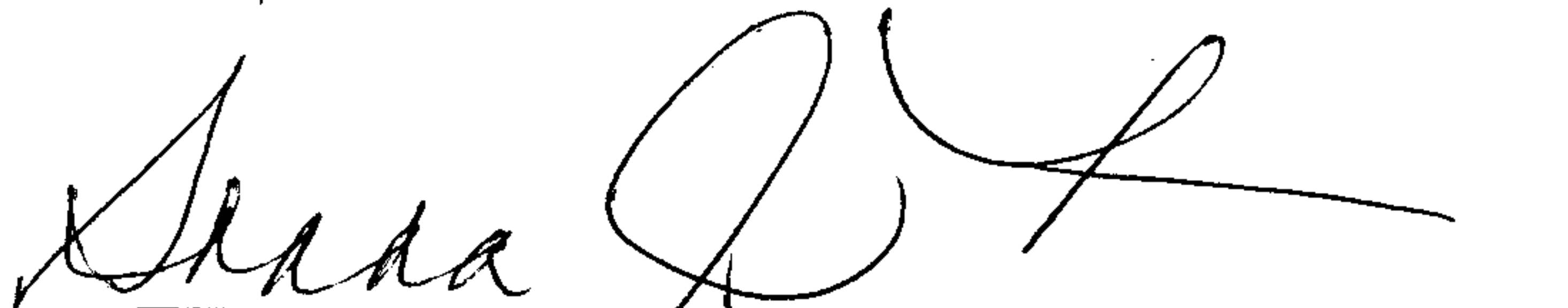
STATE OF Tennessee)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Taylor whose name as Member of Mercury Funding, LLC, a Limited Liability Company, 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, as such members and with full authority, executed the same voluntarily on the day the same bears date.

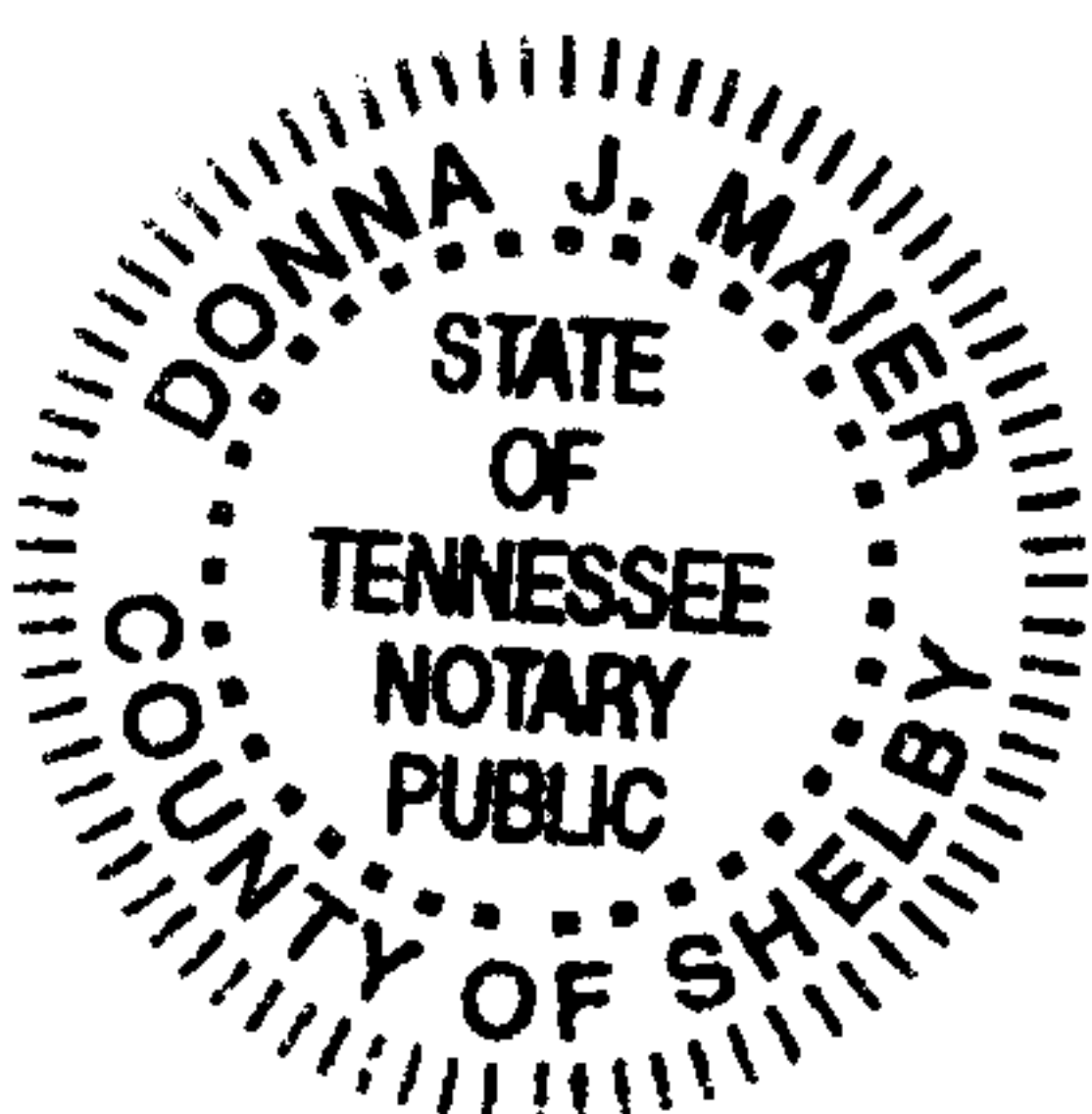
Given under my hand and official seal, the 29 day of October, 2013.

{SEAL}



Notary Public
My Commission Expires:

MY COMMISSION EXPIRES:
September 21, 2014



Shelby County, AL 11/12/2013
State of Alabama
Deed Tax: \$80.00

Real Estate Sales Validation Form

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

Grantor's Name:

Mercury Funding LLC

Grantee's Name:

FDIC

Mailing Address:

Mailing Address:

1601 Bryan St

Dallas TX 75201

Property Address:

422 Stonegate Dr.
Birmingham AL
35243

Date of Sale:

11/1/13

Total Purchase Price: \$

80,000.00

OR Actual Value: \$

OR Assessor's Value: \$

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date:

11/1/13

Print Name:

William Cockney

Signature:

[Signature]

☐ Grantor

☐ Grantee

☐ Owner

☒ Agent

☐ Unattested

(Verified by)



13-1451