

20131209000473970 1/7 \$58.00
Shelby Cnty Judge of Probate, AL
12/09/2013 01:09:17 PM FILED/CERT

This instrument prepared by:
Judy A. Bruno, Esquire
Sitko Bruno, LLC
2740 Smallman Street, Suite 300
Pittsburgh, PA 15222

Send Tax Notice to:
St. Charles Real Estate LLC
1205 St. Charles Avenue
Suite D
New Orleans, LA 70103

QUITCLAIM DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWENTY-FIVE THOUSAND SEVEN HUNDRED FOUR and 00/100 Dollars (\$25,704.00) to the undersigned, **PNC BANK, NATIONAL ASSOCIATION, a national banking association** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, remise, release, and quitclaim unto **ST. CHARLES REAL ESTATE LLC, a Louisiana limited liability company** (herein referred to as Grantee), Grantor's interest, if any, in the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A, Legal Description attached

Specifically under and subject, but not limited, to:

- (a) Real property taxes and assessments for the current year not yet due and payable;
- (b) Matters that would be disclosed by an accurate survey;
- (c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and
- (d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTOR THROUGH FORECLOSURE PROCEEDINGS OR BY DEED IN LIEU OF FORECLOSURE AND THAT THE GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES OR COVENANTS, INCLUDING, WITHOUT

LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY, AND ITS IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE.

The Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will remise, release, and quitclaim its interest, if any, in and to the Property hereby, to the Grantee.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature this 13th day of November, 2013.



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PNC BANK, NATIONAL ASSOCIATION,
a national banking association

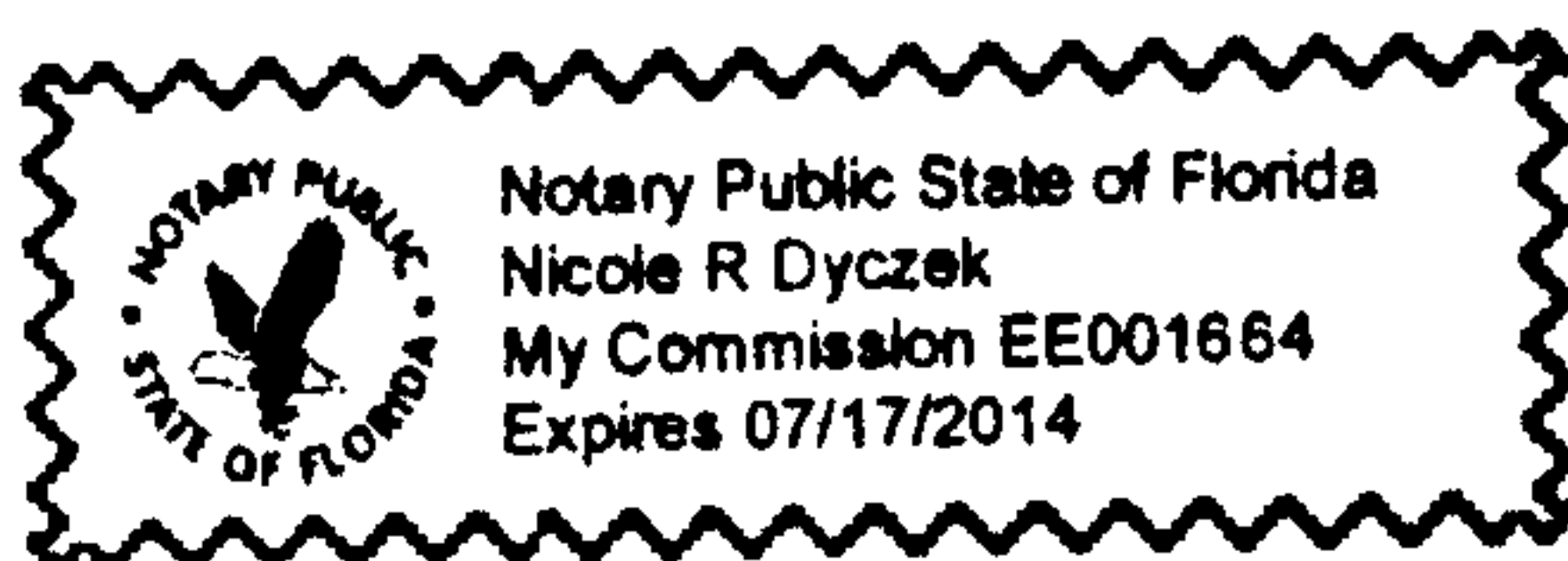
By: Jennifer Turchi
Name: Jennifer Turchi
Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JENNIFER TURCHI, whose name is signed to the foregoing conveyance, and who is known to me to be a VICE PRESIDENT of PNC BANK, NATIONAL ASSOCIATION, a national banking association, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as a VICE PRESIDENT of PNC BANK, NATIONAL ASSOCIATION, a national banking association, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 13th day of November, 2013.



Nicole R. Dyczek
NOTARY PUBLIC Nicole R. Dyczek
My Commission expires: _____

AFFIX SEAL

EXHIBIT A
LEGAL DESCRIPTION

Lots 6 and 19, according to the Final Plat of Camden Cove West, Sector 3, Phase 1, as recorded in Map Book 35, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property which was granted and conveyed by Mortgage Foreclosure Deed dated February 5, 2010 and recorded on February 10, 2010 with the Probate Judge's Office of Shelby County, Alabama, at Instrument No. 20100210000040900, to RBC Bank (USA), a North Carolina banking corporation. RBC Bank (USA) has merged with and is now known as PNC Bank, National Association, the Grantor herein.

AND


Lots 176, 177 and 178, according to the Final Plat of Camden Cove West, Sector 1, as recorded in Map Book 33, Page 143 in the Office of the Judge of Probate of Shelby County, Alabama.

BEING PART OF the same property which was granted and conveyed by Mortgage Foreclosure Deed dated February 5, 2010 and recorded on February 10, 2010 with the Probate Judge's Office of Shelby County, Alabama, at Instrument No. 20100210000040890, to RBC Bank (USA), a North Carolina banking corporation. RBC Bank (USA) has merged with and is now known as PNC Bank, National Association, the Grantor herein.

AND

Lot 1026, according to the Final Plat of Glengerry at Ballantrae Phase 2, as recorded in Map Book 38, Page 118, in the Probate Office of Shelby County, Alabama.

BEING the same property which was granted and conveyed by Mortgage Foreclosure Deed dated August 4, 2010 and recorded on August 11, 2010 with the Probate Judge's Office of Madison County, Alabama, at Instrument No. 20100811000257000, to RBC Bank (USA), a North Carolina banking corporation. RBC Bank (USA) has merged with and is now known as PNC Bank, National Association, the Grantor herein.


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CERTIFICATE

The undersigned, Ruby Altizer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

- (1) the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on April 23, 2013;
- (2) the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- (3) Jennifer Lynn Turchi, a/k/a Jennifer Turchi is a duly appointed Vice President of the Bank.

Excerpt from By-Laws of PNC Bank, National Association

"Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

Board Resolutions Adopted April 23, 2013

NOW, THEREFORE, BE IT RESOLVED, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Treasurer and each Assistant Treasurer, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Deputy General Counsel and each Chief Counsel (the "Authorizing Officers") of PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Authorizing Officers of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

The PNC Financial Services Group

One PNC Plaza, 24th Floor, Suite 2000, Pittsburgh, Pennsylvania 15222-1000

PNC is a registered provider of securities and investment services. PNC is a member of the Financial Industry Regulatory Authority (FINRA) and the Securities Investor Protection Corporation (SIPC).

RESOLVED FURTHER, that the Bank's Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;

RESOLVED FURTHER, that the Bank's Chief Executive Officer, President, Secretary, or any Senior Vice Chairman, Vice Chairman, or Executive Vice President or any of them, is authorized to name, constitute and appoint such person or persons employed by the Corporation or any of its wholly owned direct or indirect subsidiaries as they or any of them deem necessary as attorney-in-fact for the Bank, to execute documents for and in its name and stead, and to perform all other acts, deeds and things as may be required to effect the particular transactions for which the appointment is made;


RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:

- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal; and
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to an authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

General

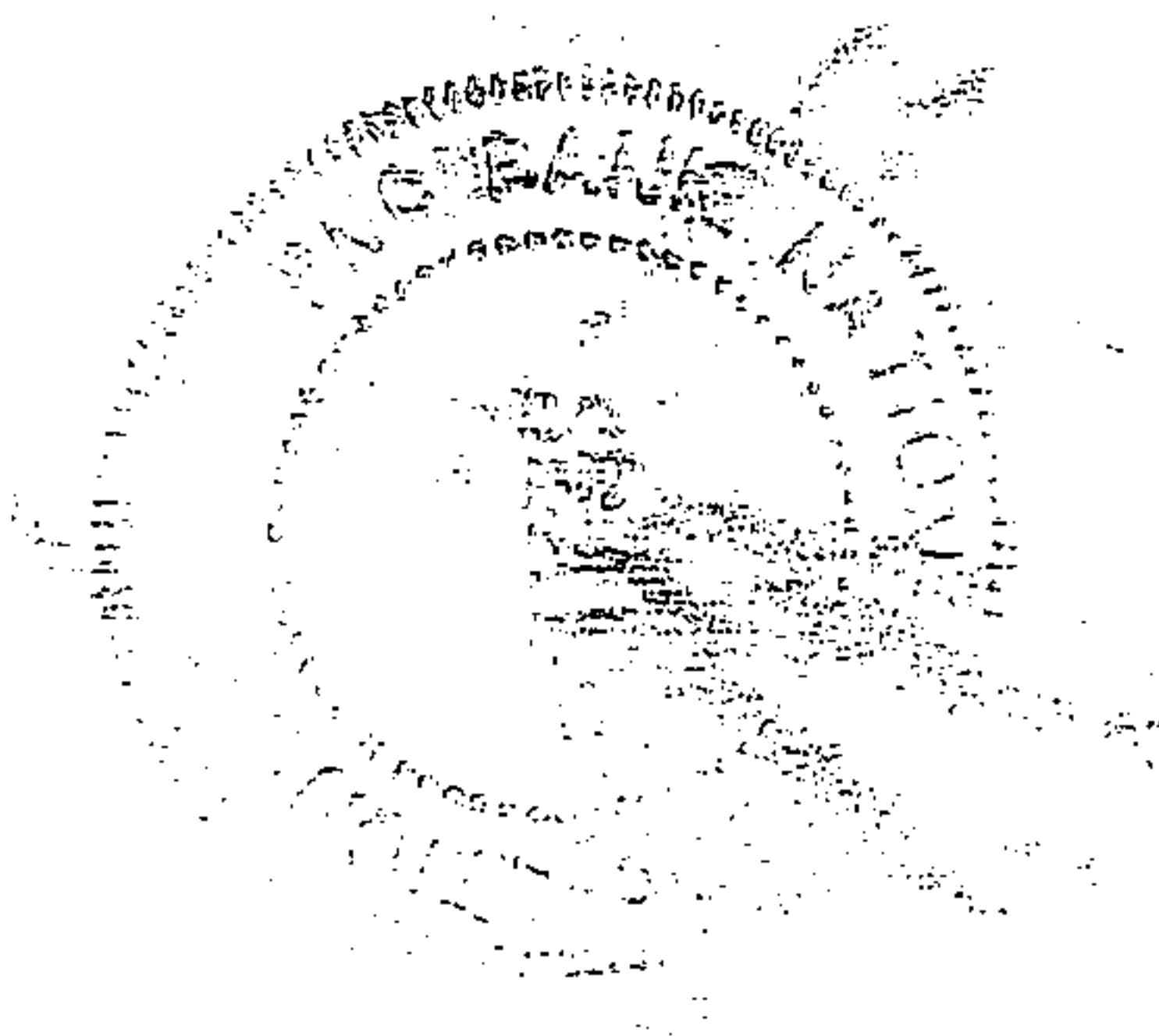
RESOLVED FURTHER, that the Authorized Officers of the Bank and each of them, are authorized to do any and all things and to take any and all actions in connection with these resolutions, including, but not limited to, the execution, delivery, acknowledgement, submitting filing, recording and sealing of all documents, certificates, statements or other instruments, and the making of any expenditures, which such officers may deem necessary or advisable in order to carry out the intent and purposes of these resolutions; and

RESOLVED FURTHER, that all actions heretofore taken by any of the officers, representatives or agents of the Bank, by or on behalf of the Bank or any of its affiliates in connection with the foregoing resolutions be, and each of the same is, ratified and approved; and


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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 5th day of November, 2013.


Ruby Altizer



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Real Estate Sales Validation Form

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

Grantor's Name PNC Bank, National Assoc.
Mailing Address 201 E. Pine Street
Suite 100
Orlando, FL 32801

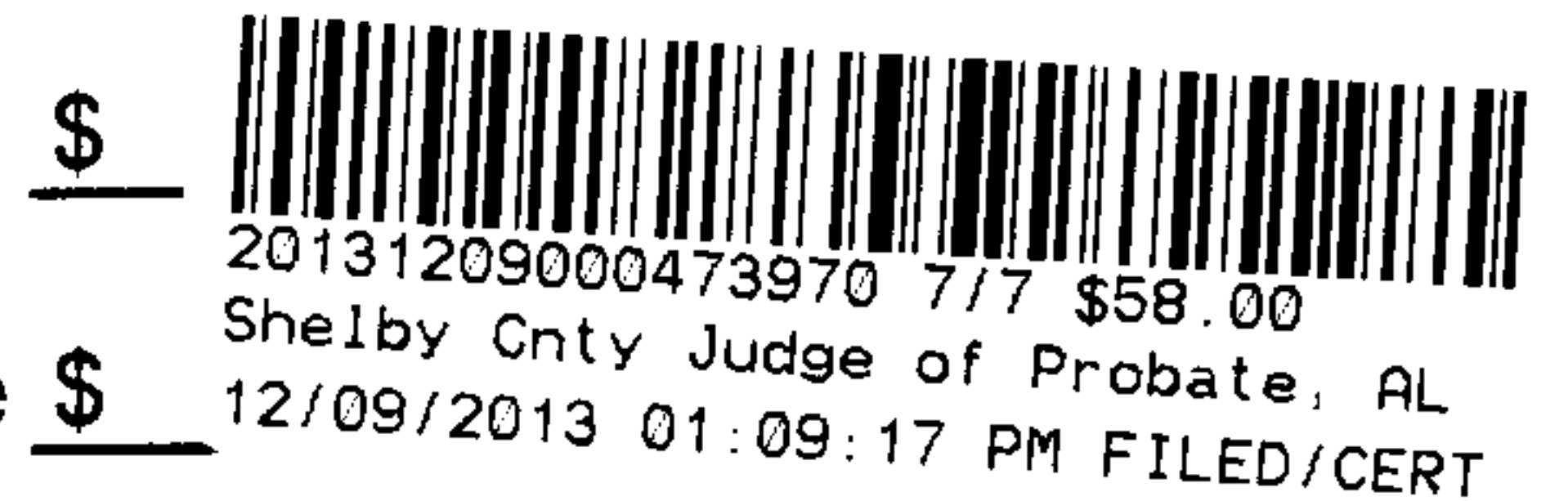
Grantee's Name J Charles Real Estate
Mailing Address 1205 St Charles Ave.
Suite D
New Orleans, LA 70103

Property Address Lots 6+19, Lots 176,
177+178, LOT 1026
Shelby County, AL
See Exhibit A

Date of Sale 11/13/13
Total Purchase Price \$ 25,704.00

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 See 1st page Consideration price

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 11/13/13

☐ Unattested

(verified by)

Print

Sign

Malcolm D. Meyer

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1