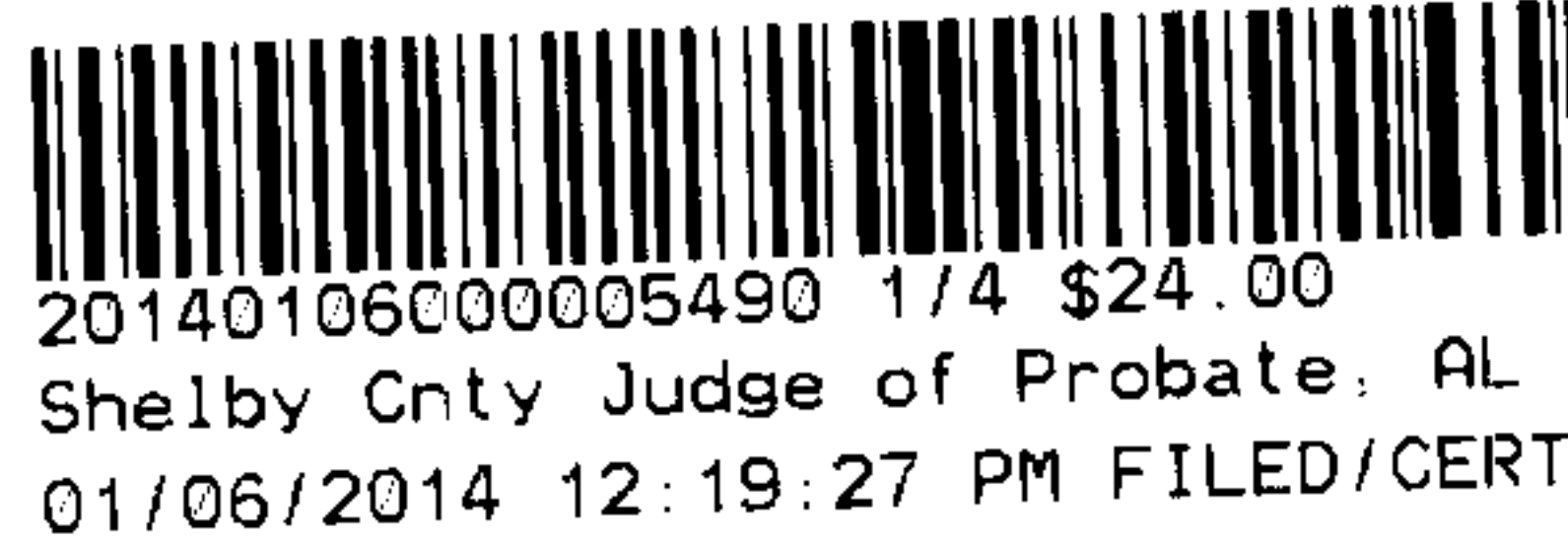


After Recording Return to:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE #200
ROCKVILLE, MD 20855
File No. 109748

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN ST.
CLARENCE, NY 14031
866-333-3081

Tax ID No.: 09 2 09 0 014 005.000



1 of 3
Assessed value \$454,000.00 QUIT CLAIM DEED

Source of title deed Ins# 20050909000468620

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 27th day of December, 2013, by and between **DAVID W. GANN, A MARRIED MAN, WHO PREVIOUSLY ACQUIRED TITLE AS UNMARRIED**, 1026 PARKWOOD ROAD, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and **DAVID W. GANN, A MARRIED MAN**, 1026 PARKWOOD ROAD, BIRMINGHAM, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 1026 PARKWOOD ROAD, BIRMINGHAM, AL 35242
Property Tax ID No.: 09 2 09 0 014 005.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20050909000468620, Recorded: 09/09/2005

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 09 2 09 0 014 005.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 27th day of December, 2013.

David W. Gann
DAVID W. GANN

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that David W. Gann, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27th day of December, 2013.

Mary Mair
NOTARY PUBLIC Mary Mair
My commission expires: 04/16/2014

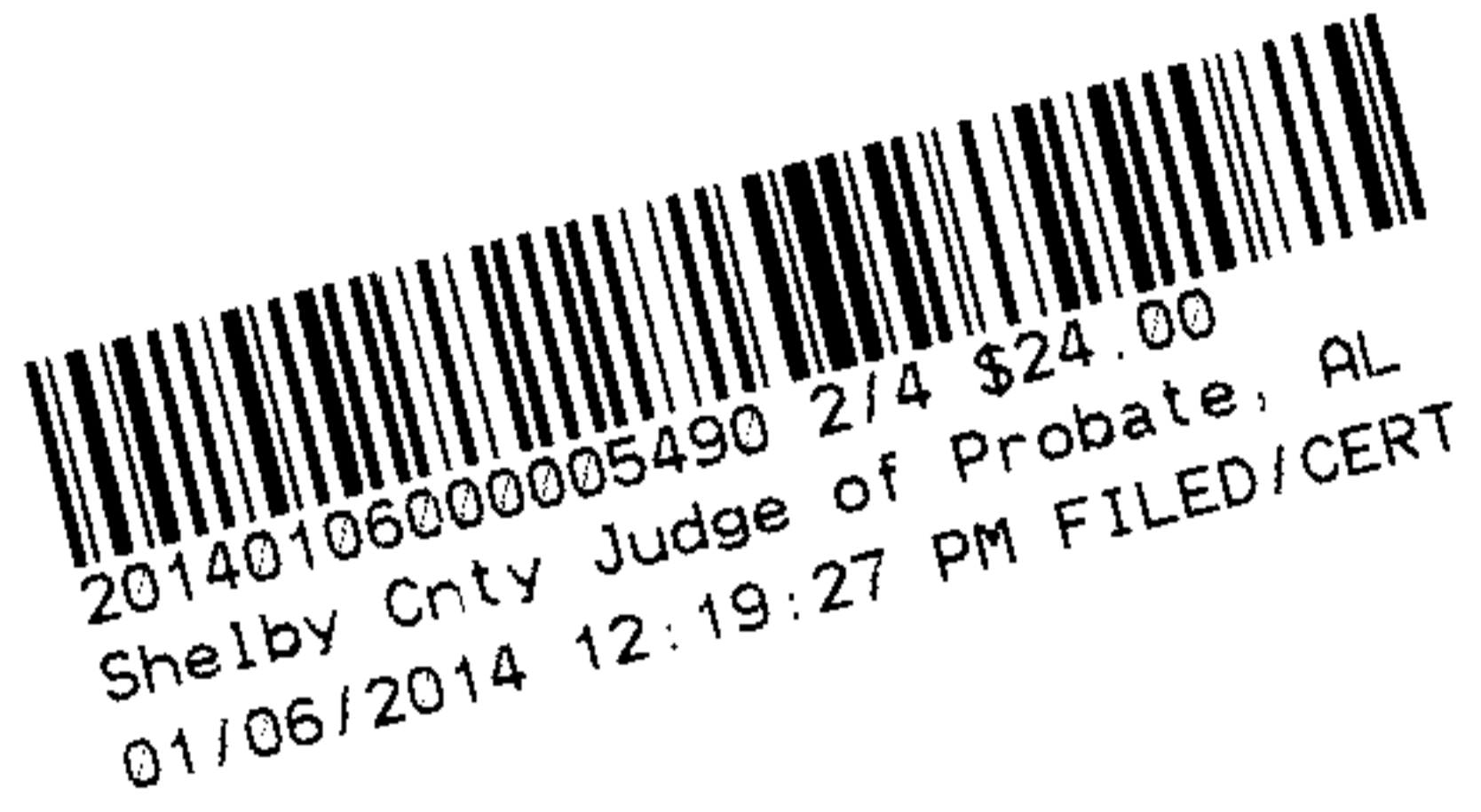


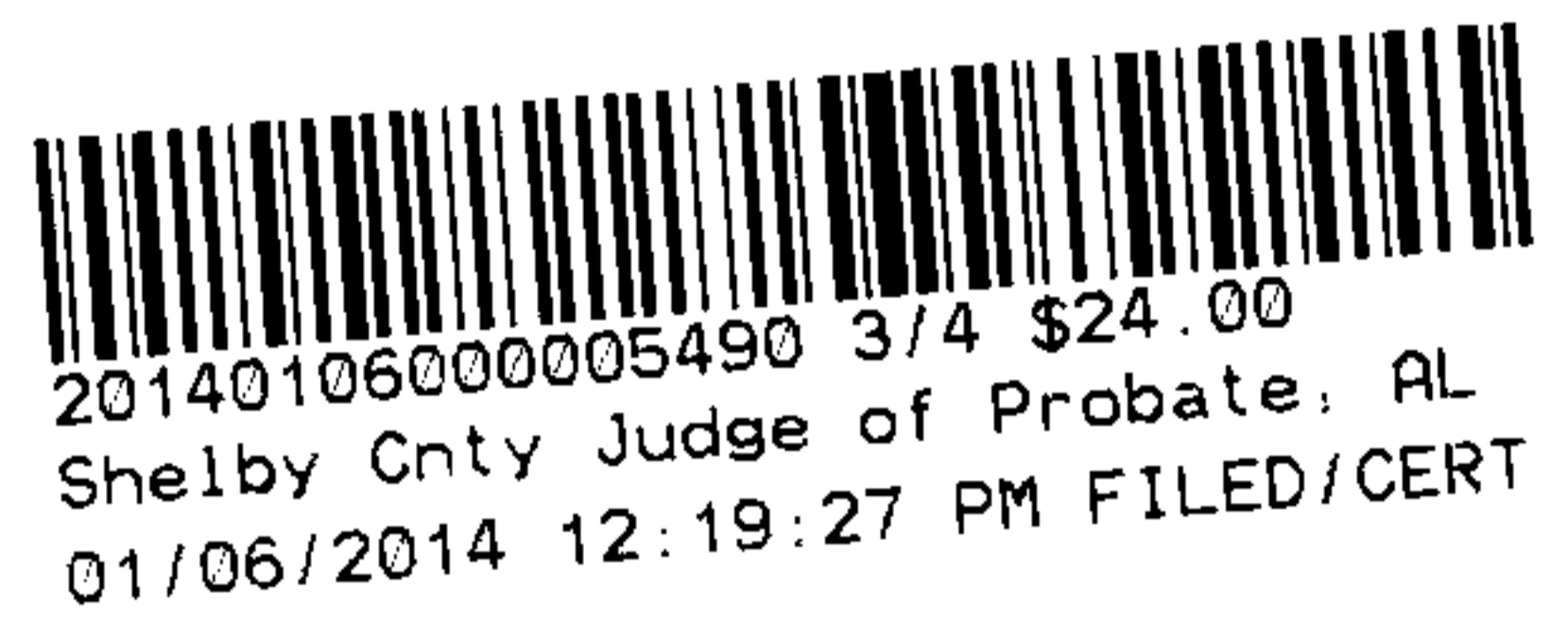
EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, TO-WIT:

LOT 2805, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 28TH SECTOR, AN EDDLEMAN
COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 30, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH
NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS
MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER
PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED
AS INSTRUMENT #1994-07111 AND AMENDED IN INST. #1996-17543 AND FURTHER AMENDED
IN INST. # 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A
RESIDENTIAL SUBDIVISION, 28TH SECTOR, RECORDED AS INSTRUMENT NO.
20041109000615190 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH,
TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED
TO AS, THE "DECLARATION").

PARCEL ID NUMBER: 09 2 09 0 014 005.000

PROPERTY COMMONLY KNOWN AS: 1026 PARKWOOD ROAD, BIRMINGHAM, AL 35242



Real Estate Sales Validation Form

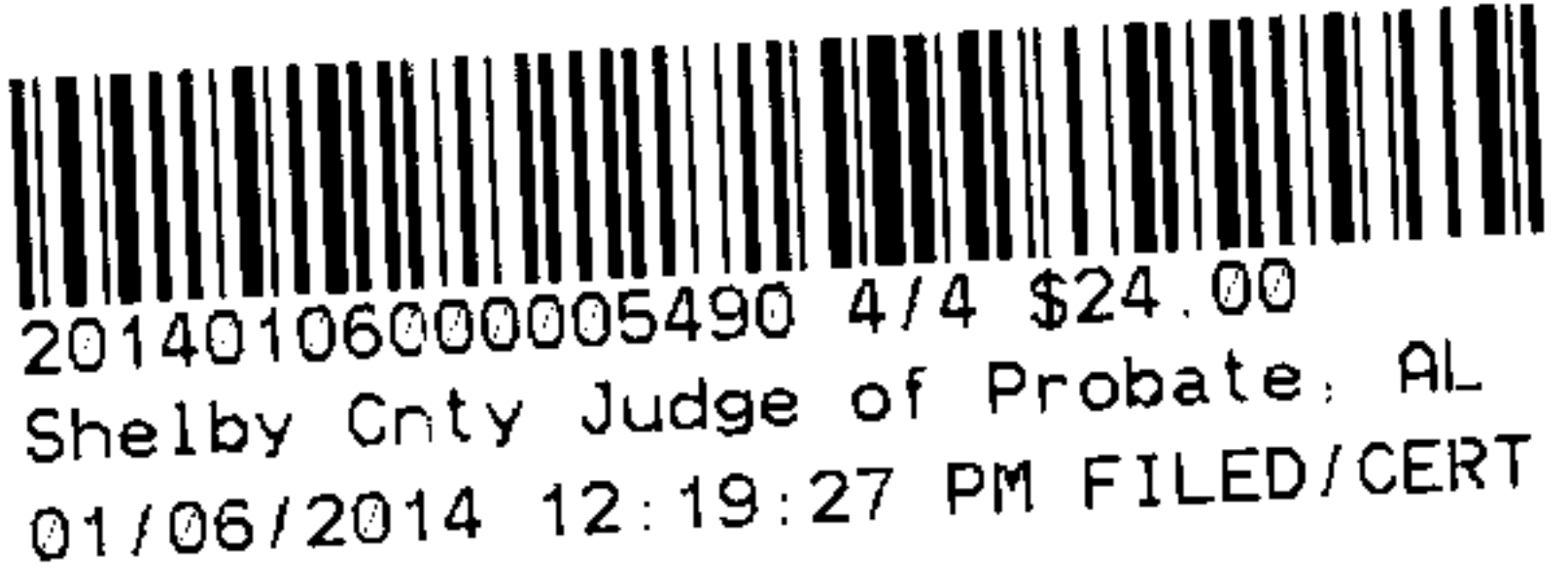
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David W Gann
Mailing Address 1026 Parkwood Rd, Birmingham, AL 35242

Grantee's Name David W Gann
Mailing Address 1026 Parkwood Rd, Birmingham, AL 35242

Property Address 1026 Parkwood Rd, Birmingham, AL 35242

Date of Sale 12/27/2013
Total Purchase Price \$



Actual Value \$

Assessor's Market Value \$ 454,000.00

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
X 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 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 12/31/2013

Print Jim Major

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one