



20140307000064010 1/4 \$104.00  
Shelby Cnty Judge of Probate, AL  
03/07/2014 01:25:41 PM FILED/CERT

**This Instrument Prepared By:**

**Micah Kroloff  
Plymouth Park Tax Services LLC  
300 Convergence Way, Floor 1  
Whippany, NJ 07981**

**QUITCLAIM DEED**

**STATE OF ALABAMA     )**

**COUNTY OF SHELBY     )**

**THIS QUITCLAIM DEED**, executed this 24 day of February, 2014  
between **WELLS FARGO BANK, N.A., as successor by merger to WACHOVIA  
BANK, N.A., AS CUST/TRUSTEE FOR PLYMOUTH PARK TAX  
SERVICES LLC** (hereinafter "Grantor"), and **PLYMOUTH PARK TAX  
SERVICES LLC** (hereinafter "Grantee");

**WITNESSETH**, That the said GRANTOR, for and in consideration of good  
and valuable consideration, the receipt whereof is hereby acknowledged, does hereby  
remit, release and quit-claim unto the said GRANTEE, all the right, title, interest,  
claim and demand which the said GRANTOR has in and to the following described  
real property, situate, lying and being in the County of Shelby, State of Alabama, to  
wit: Parcel ID# 58/27/02/04/0/001/014 described as:


See Schedule A attached hereto and made a part hereof

**TO HAVE AND TO HOLD** the same together with all and singular the  
appurtenances thereunto belonging or in anywise appertaining, and all the estate,  
right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either  
in law or equity, for the use, benefit and profit of the said GRANTEE.

**IN WITNESS WHEREOF**, The said GRANTOR signed and sealed these presents  
the day and year first above written.

Shelby County, AL 03/07/2014  
State of Alabama  
Deed Tax: \$81.00

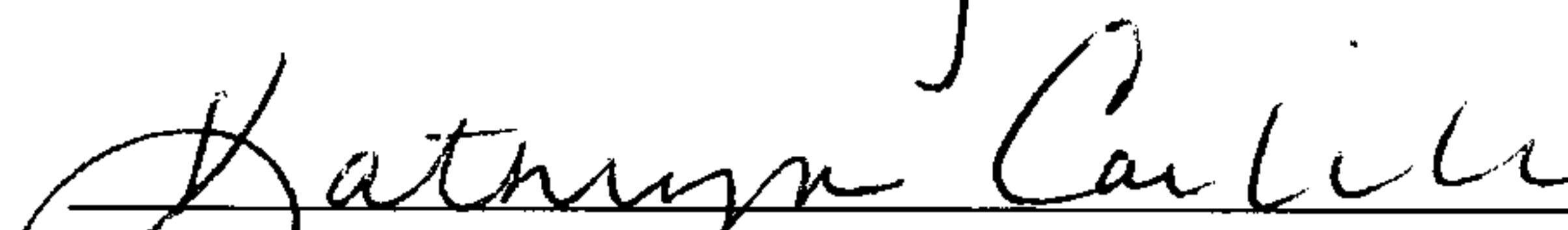
**WELLS FARGO BANK, N.A., as  
successor by merger to WACHOVIA  
BANK, N.A., AS CUST/ TRUSTEE  
FOR PLYMOUTH PARK TAX  
SERVICES LLC**

  
By: ALAN G. FINN  
Title: VICE PRESIDENT

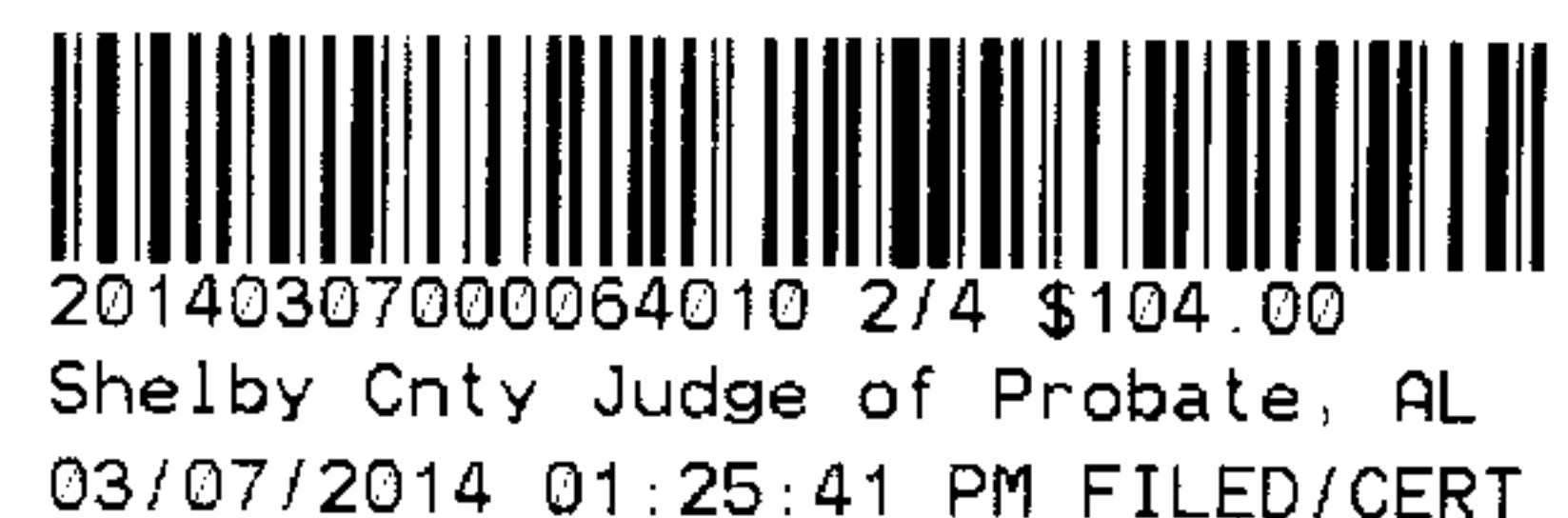
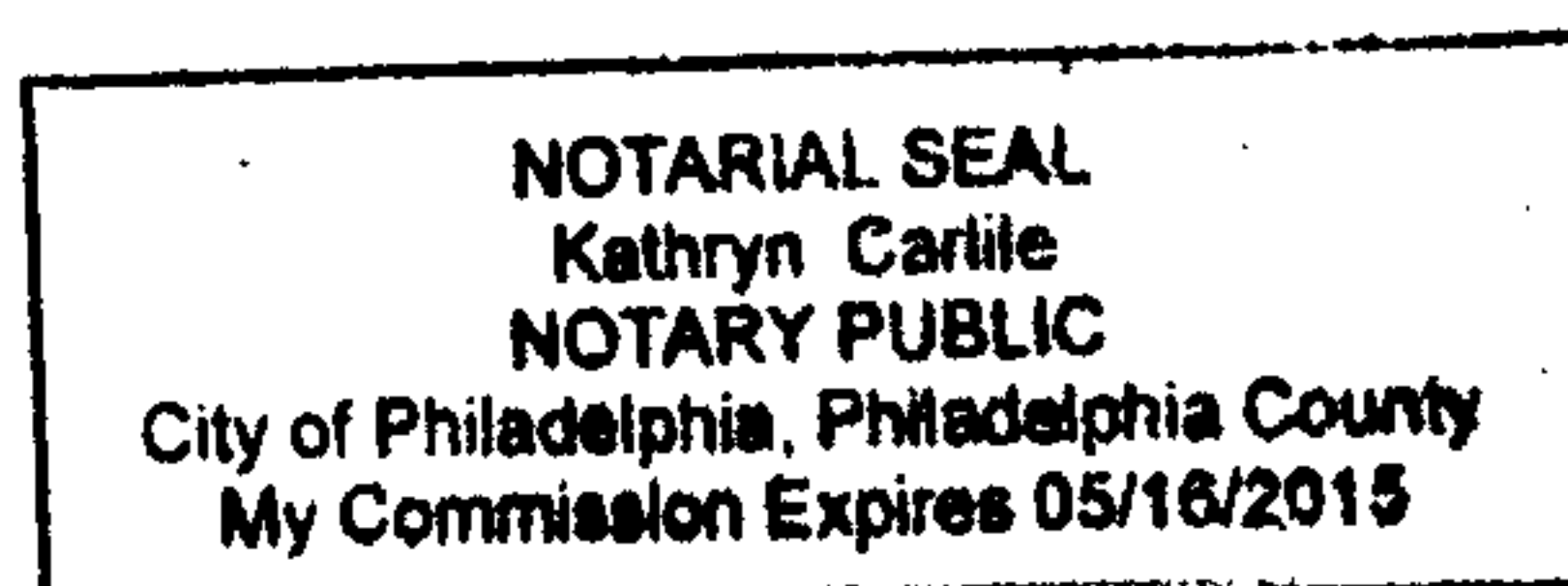
**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF** Philadelphia

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ALAN G. FINN as VICE PRESIDENT for **WELLS FARGO BANK, N.A.** to me personally known or who produced DL as type of identification.

**WITNESS** my hand and official seal in the County and State last aforesaid this 24 day of February, 2014.


  
**NOTARY PUBLIC**  
Printed Name of Notary: Kathryn Carlile  
State of Pennsylvania

My commission expires: 5/16/15



## **SCHEDULE A**

**Commence at the Southeast corner of the Northwest  $\frac{1}{4}$  of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence Northerly along the East line of said Quarter section 39.20 feet to a point; thence 86 degrees 30 minutes left 114.67 feet along the North right of way line of Shelby County Highway #22, to the point of beginning of the property being described; thence 87 degrees 58 minutes right 200.86 feet to a point; thence 84 degrees 0 minutes right 136.34 feet to a point; thence 95 degrees 19 minutes right 219.95 feet to a point on the North right of way line of Shelby County Highway #22; thence 92 degrees 43 minutes right 138.00 feet along the North right of way line of said Shelby County Highway #22 to the point of beginning**

  
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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 Wells Fargo Bank, et al  
Mailing Address 301 South College St.  
Charlotte, NC 28288

Grantee's Name Plymouth Park Tax Services, LLC  
Mailing Address 300 Convergence Way  
Whippany, NJ 07981

Property Address 4911 Highway 22  
Montevallo, AL 35115

Date of Sale 02/24/2014  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 81,000.00

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☐ Sales Contract

☐ Closing Statement  
☒ Other - Tax Records

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 02/27/2014

Print John A. Gant

Sign

John A. Gant

(Owner / Agent) circle one



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