



20140605000170070 1/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
06/05/2014 11:00:04 AM FILED/CERT

***This Instrument Prepared By:***

Grantor:  
Mercury Funding, LLC  
P.O. Box 772837  
Memphis, TN 38177

***TITLE NOT EXAMINED***  
***Send Tax Notice To:***

Terrence and Sheron T. Henry  
112 Cloverdale Drive  
Alabaster, AL 35007

Date of Sale: 5/22/14  
Purchase Price: \$83,952.99  
Documentary Evidence: Closing Statement

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ten and 00/1 00 dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mercury Funding, LLC (the "Grantor") does hereby remise, release and quitclaim unto Terrence and Sheron T. Henry (the "Grantee") its interest, if any, in the following described tract or parcel of land conveyed to Grantor by Tax Sale and situated in Shelby County, Alabama, to wit:

PARCEL #: 22 04 18 0 000 033.006

PHYSICAL ADDRESS: 112 Cloverdale Drive, Alabaster, Alabama

This deed conveys the Grantor's interest, if any, in such property that was acquired through Tax Deed (Instrument # 2013090900365540, recorded on September 9, 2013) 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 the 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.
5. Taxes, assessments or dues.

This instrument does not cover any rights of the Grantor arising out of tax sales subsequent to May 2010. Grantor herein shall not be responsible for any taxes due, or to become due on the above described property. This quitclaim deed is without warranty of any kind and Grantee accepts said property in an "as is" condition.

**TO HAVE AND TO HOLD** to the said Grantee forever.

Given under our hands and seals this the 22nd day of May, 2014.

Mercury Funding, LLC

By: Michael Taylor  
Its: Agent

STATE OF TENNESSEE     )  
COUNTY OF SHELBY     )

I, Donna J. Maier, a Notary Public in and for said County in said State, hereby certify that Michael M. Taylor, whose name as Agent of Mercury Funding, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

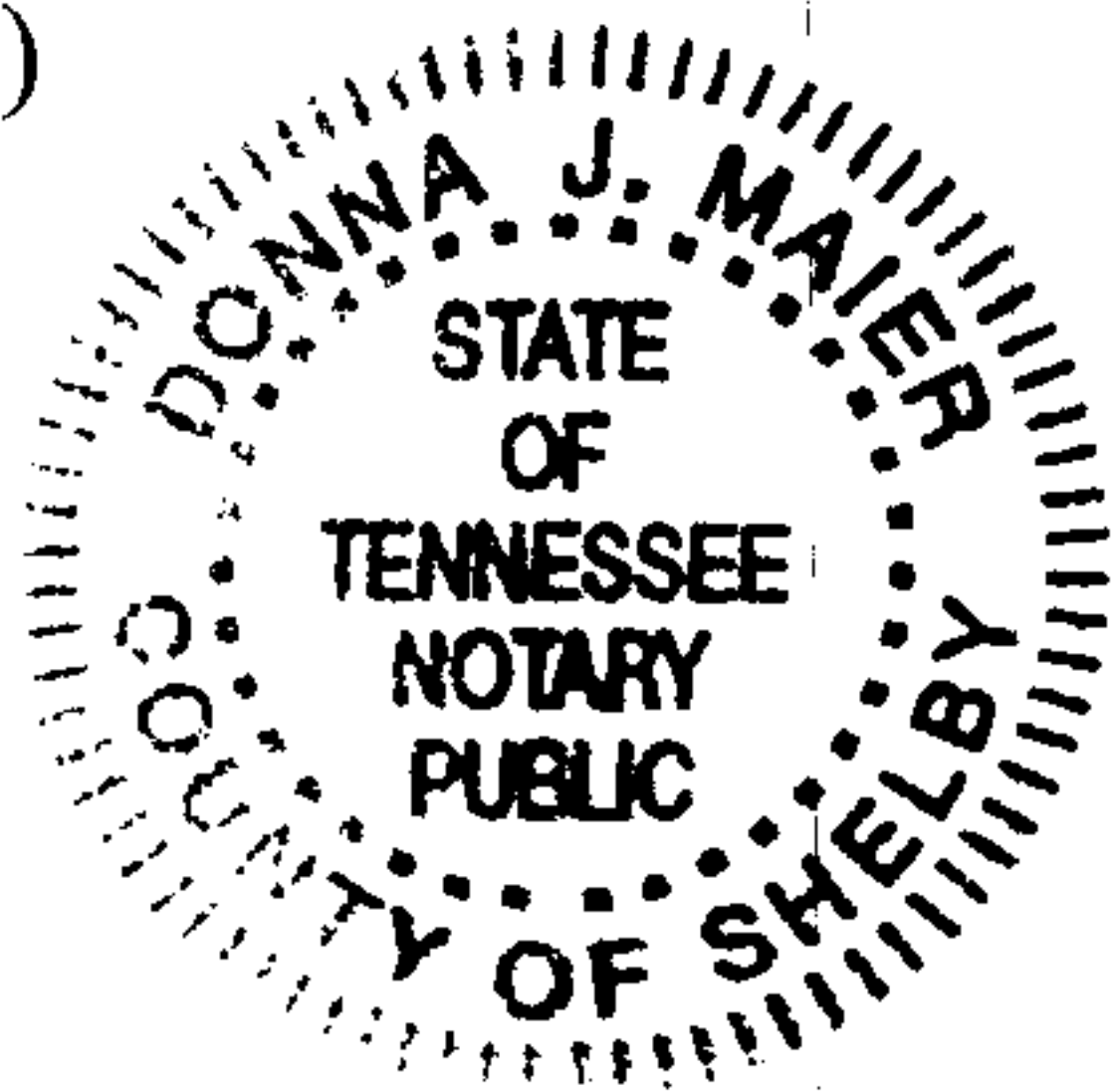
Given under my hand and seal, this 22nd day of May, 2014.

Donna J. Maier

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES:  
September 21, 2015

(SEAL)



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**Exhibit "A"**

Legal description:

Lot 4, according to the Final Plat of Saginaw Commercial Park, Phase 2, as recorded in Map Book 30, at Page 60, in the Probate Office of Shelby County, Alabama.



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