THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This instrument was prepared by: Christa C. Ketchum Law Office of Christa C. Ketchum, LLC 1220 Alford Ave Birmingham, AL 35226 Send Tax Notice to: Nadine L'Eplattenier 126 Reach Way Birmingham, AL 35242

QUIT CLAIM DEED

TATE OF ALABAMA)	20140820000260410 1/3 \$183.50 Shelby Cnty Judge of Probate, AL 08/20/2014 09:52:09 AM FILED/CERT
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten Dollars and Zero Cents and other good and valuable consideration (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Raymond Lowery, Jr., a single man (hereinafter referred to as GRANTOR), does hereby remise, release, quit claim, grant, sell, and convey to Nadine L'Eplattenier, (hereinafter referred to as GRANTEE, whether one or more), all of GRANTOR's right, title, interest and claim in or to the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 3, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A & 11B in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

< < SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE.>>

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27th day of January, 2014.

Raymond Lowery, Jr.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Raymond Lowery, Jr., whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of January, 2014.

Notary Public

My Commission Expires:

CHRISTA CROW KETCHUM Notary Public - State of Alabama My Commission Expires August 26, 2017

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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 Raymond Lowery, Jr.		Grantee's Name	Nadine L'Eplattenier	
Mailing Address	126 Reach Way Birmingham, AL 35242	Mailing Address		each Way gham, AL 35242
Property Address	126 Reach Way Birmingham, AL 35242	Date of Sale Total Purchase Proor Actual Value or Assessor's Market		February 24, 2014 \$163,500.00 \$
The purchase price (check one) (Reconstant) Bill of Sale Sales Contract X Closing States		n can be verified in ot required)AppraisalOther:	the foli	lowing documentary evidence:

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 - Raymond Lowery, Jr., 126 Reach Way, Birmingham, AL 35242.

Grantee's name and mailing address - Nadine L'Eplattenier, 126 Reach Way, Birmingham, AL 35242.

Property address - 126 Reach Way, Birmingham, AL 35242

Date of Sale - February 24, 2014.

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 with be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

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: February 24, 2014

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08/20/2014 09:52:09 AM FILED/CERT