

THIS INSTRUMENT PREPARED BY:
Daniel J. Ferretti
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203
(205) 328-0480

20141015000325550
10/15/2014 08:12:08 AM
QCDEED 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

WHEREAS, the herein described property was sold at tax sale to **MICHAEL M. JARED D/B/A JARED PROPERTIES** ("Grantor") pursuant to that certain tax deed dated May 22, 2012 and recorded May 31, 2012 in the Recording Office of Shelby County, Alabama ("Recording Office"); and

WHEREAS, PEOPLES STATE BANK OF COMMERCE, formerly known as First Bank of Childersburg, ("Grantee") is entitled to redeem said property from said tax sale as the mortgagee under that certain Mortgage dated June 1, 2000 and recorded on June 6, 2000, as Instrument No. 2000-18603, in the Recording Office; and

WHEREAS, Grantee has paid the full amount to redeem the herein described property in the amount of \$4,319.19, as calculated by Grantor;

KNOW ALL PERSONS BY THESE PRESENTS, effective as of this 10th day of October, 2014, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, Grantor, does hereby remise, release, quitclaim and convey unto Grantee all of Grantors' right, title and interest, if any, in and to the following real property situated in Shelby County, Alabama and more particularly described as follows:

LOT 26, ACCORDING TO THE SURVEY OF THE WILLOWS, PHASE ONE
AS RECORDED IN MAP BOOK 27, PAGE 62 IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Michael M. Jared d/b/a Jared Properties
245 Bream Cove Road
Columbiana, Alabama 35051

Grantee's Name and Mailing Address:

Peoples State Bank of Commerce
5399 Main Street
Grant, Alabama 35747

Property has no address; Parcel ID: 07-5-21-0-000-003.007

The consideration paid is \$4,319.19, which can be verified by Other: Redemption payoff.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

(signature page follows)

IN WITNESS WHEREOF, Grantor has executed and delivered this Quitclaim Deed as of the date first written above.

MICHAEL M. JARED D/B/A JARED PROPERTIES

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STATE OF ALABAMA)

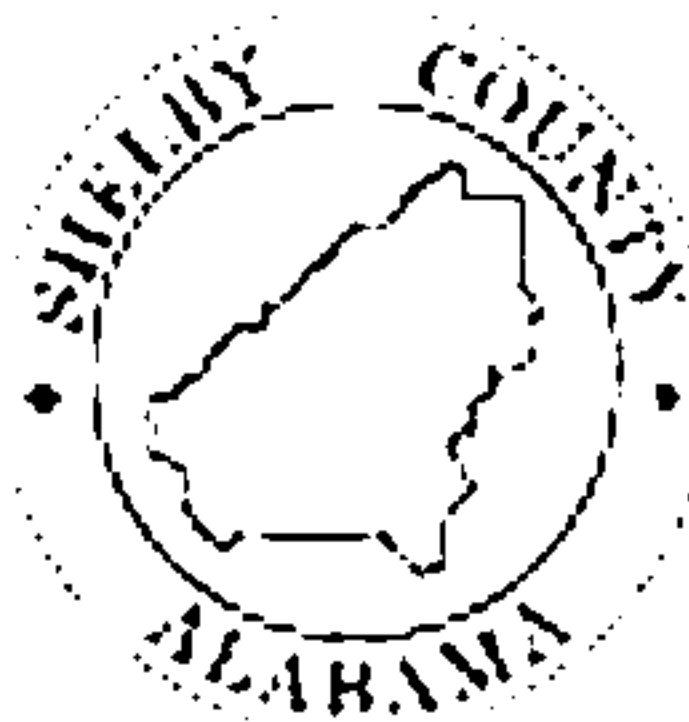
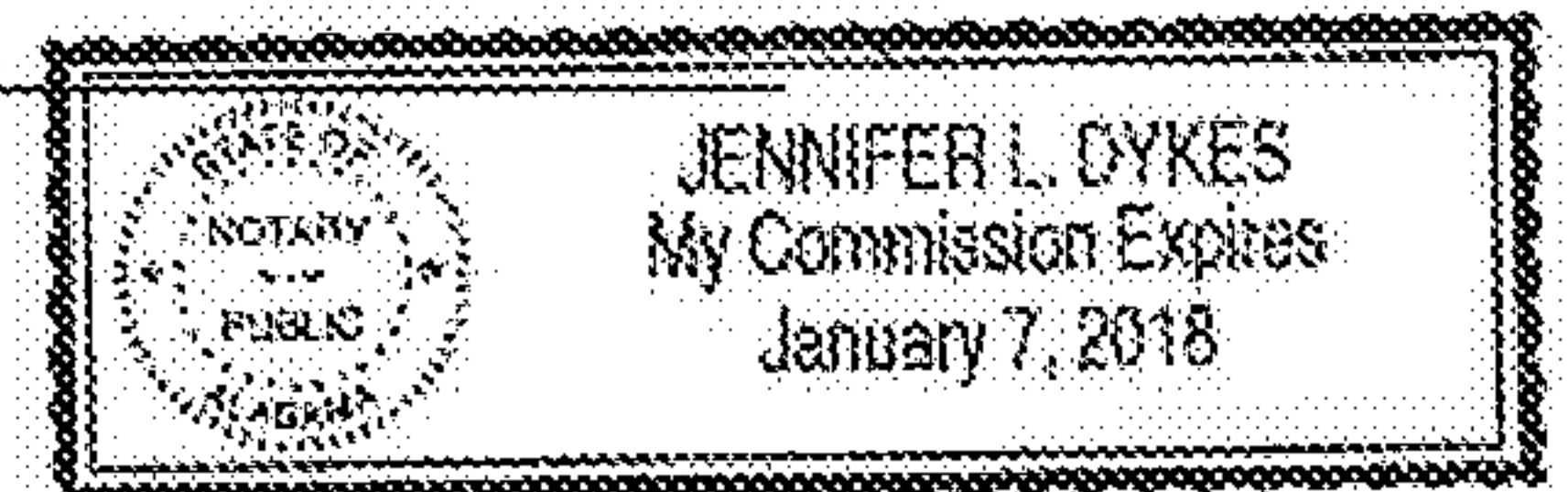
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael M. Jared d/b/a Jared Properties, whose name is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of October, 2014.

[NOTARIAL SEAL]


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/15/2014 08:12:08 AM
\$21.50 CHERRY
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