

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) James Hathcock

(Address) 529 Co. Rd. 375

Billingsley AL 36006

*Minimum Value: Not Required

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, to **BRUCE McKITTRICK, a married man**, (the “Grantor” herein, whether one or more), in hand paid by **JAMES HATHCOCK**, (the “Grantee” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate located in **SHELBY** County, Alabama, to wit:

A lot of parcel of land lying in the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, located in the J.E. Bozeman's map or survey in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: From the SW corner of Lot 9, Block 1, of the J.E. Bozeman's map recorded in Deed Book 14, Page 239, run South 89 degrees 36 minutes East on and along the North right of way line of Birmingham Street 890 feet to the point of beginning; from the beginning point thus established continue to run East on and along the North right of way line of said Birmingham Street 92 feet to a point; thence run North 01 degrees 30 minutes East 250 feet to a point; thence run 89 degrees 36 minutes West 92 feet to a point; thence run South 01 degrees 30 minutes West 250 feet to the point of beginning, lying and situated in the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, located in the J.E. Bozeman survey of map of the Town of Wilton, Shelby County, Alabama.

Title to lands hereinabove described was last correctly vested in Bruce McKittrick, as shown by deed recorded in Real Book 246, Page 450, in Probate Office. Bruce McKittrick gave a conveyance of property he did not own to David R. Holcombe, as shown by Instrument #1995-16945, in Probate Office. David R. Holcombe et al made a mortgage to Household Finance Corporation of Alabama, on the same incorrectly described parcel of land, as recorded in Instrument #2002-12553, which was subsequently foreclosed on as shown in mortgage foreclosure deed recorded in Instrument #20040630000361400, Household Finance Corporation of Alabama then conveyed the same incorrectly described parcel of land to John C. Wright, Jr., as shown in deed recorded in Instrument #20050406000169900, in Probate Office. John C. Wright, Jr. then conveyed the same incorrectly described parcel of land to Joseph Padlo II and Britney Padlo, as shown by deed recorded in Instrument #20051101000568030, in Probate Office. The Padlos sold the same incorrectly described parcel of land to Patrick Michael Johnson, as shown by deed recorded in Instrument #20070111000017490, in Probate Office. Johnson, in turn, made a mortgage on the incorrectly described parcel to Hamilton Mortgage Corporation, as recorded in Instrument #20070111000017510, which was assigned to Regions Bank dba Regions Mortgage, as shown by Instrument #20071212000562170, in Probate Office. On January 20, 2011, Regions Bank dba Regions Mortgage foreclosed on said mortgage, and issued a foreclosure deed to Fannie Mae a/k/a Federal National Mortgage Association, as recorded in Instrument #20110203000039390, in Probate Office.

Said foreclosure deed contained the same incorrectly described parcel of land. Fannie Mae a/k/a Federal National Mortgage Association then conveyed to present owner, James Hathcock, by deed recorded in Instrument #20110504000134600, in Probate Office. Said deed also contained the same incorrectly described parcel of land.

The intended purpose of this deed is to set forth the above explanation of the devolution of title in and to the above described premises to the present owner thereof. Thus, this deed is executed for a nominal consideration for the purpose of perfecting the title to subject real property.

SUBJECT TO:

- Taxes for 2014 and subsequent years.
- All rights, reservations and restrictions of record.



20141124000367750 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/24/2014 08:11:19 AM FILED/CERT

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE PROPERTY OF GRANTOR NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said **James Hathcock**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 12 day of November, 2014.

Bruce McKittrick (Seal)
BRUCE McKITTRICK

STATE OF ALABAMA)
COUNTY OF mobile)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **BRUCE McKITTRICK**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand, this 12 day of November, 2014.

A. M. Kemp
Notary Public
My commission expires: 06-26-2017

Real Estate Sales Validation Form

Form RT-1

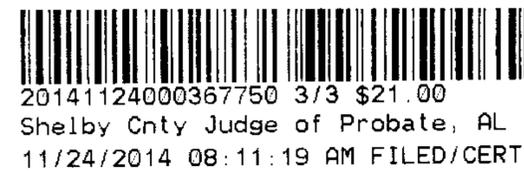
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bruce McKittrick
6478 Bay Road
Mailing Address Mobile AL 36605

Grantee's Name James Hathcock
529 Co Rd. 375
Mailing Address Billingsley AL 36006

Property Address N/A 185 Birmingham St.
Wilton AL

Total Purchase Price \$ Not Required
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____



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

Appraisal
 Other Nominal consideration deed to perfect title.

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).

Mitchell A. Spears 11/20/14
Mitchell A. Spears, Attorney at Law