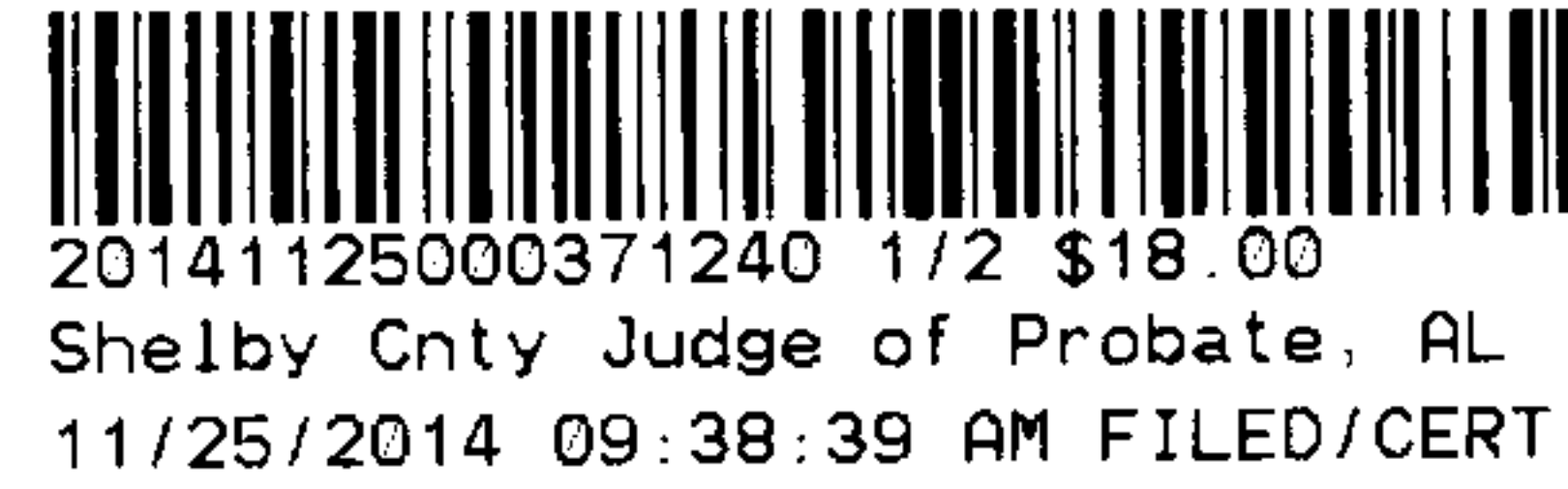


Prepared by: Justin Barr  
Justin Barr  
115 West Avenue STE 300  
Jenkintown, PA 19046

## QUITCLAIM DEED

This Deed is made on the 19<sup>th</sup> day of November, 2014.



**BETWEEN**

**Strategic Municipal Investors**

whose address is 115 West Avenue, Suite 300 Jenkintown, PA 19046, referred to as the Grantor.

**AND**

**John D and Bonnie Sue Fields**

whose address is **435 Meadow Lane Harpersville, AL 35078** referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** City of Birmingham, County of Jefferson and State of Alabama, Parcel I.D. #17-1-01-0-000-031.000



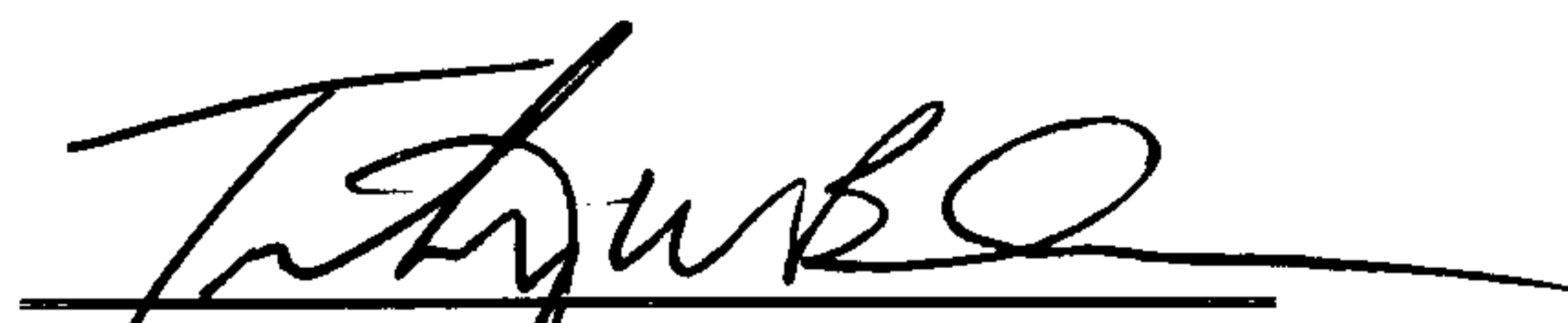
No property tax identification number is available on the date of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land commonly known as 435 Meadow Lane, City of Harpersville, County of Shelby and State of Alabama 35078.

**Legal Description.** SUBD1: MB: 00 PG: 000 SUBD2: MB: 00 PG: 000 P LOT: S LOT: MISC1: DB: 282 P 464;RB 273 P 596; P BLK: 000 S BLK: 000 MISC2: S: 01 T: 20S R: 02E S: 00 T: 00 R: 00 S: 00 T: 00 R: 00 SEC: 00 LOT DIM: 210.00 BY 210.00 ACREAGE: 1.010 SQ FT: 43995.6000 \*METES & BOUNDS\* BEG 660' E & 810' S OF NW COR SW1/4 NE1/4 SELY 210' SWLY 210' NWLY 210' NE LY 210' TO POB TAX SALE1: SOLD 5/14/2003 FOR 2002 TAX FROM FIELDS JOHN D & BONNIE SUE DOC #43-84

**Promises by Grantor.** This is a "Quitclaim Deed". Grantor is conveying to Grantee whatever rights Grantor may have to the subject premises. Specifically, Grantor is making no covenants or representations of any kind concerning claims of others against this property or the quality or ownership it possesses.

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

  
Crusader Servicing Corporation  
Timothy Bricker, Servicer for CSC

Shelby County, AL 11/25/2014  
State of Alabama  
Deed Tax: \$1.00

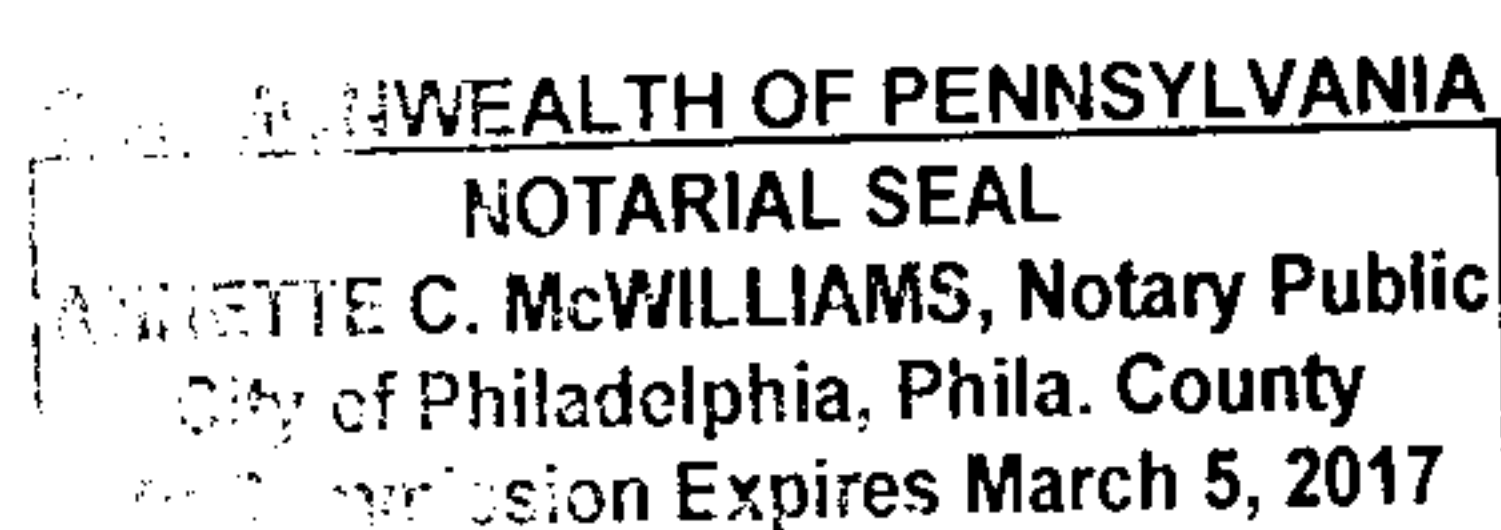
COMMONWEALTH OF PENNSYLVANIA

: ss

COUNTY OF MONTGOMERY

:

BE IT REMEMBERED, that on this 19th day of November, 2014, before me, the subscriber, personally appeared Timothy Bricker who, stated to my satisfaction that he was the maker of this instrument; was authorized to and did execute this instrument as the Executive Vice President of Crusader Servicing Corporation, the entity named in this instrument; and executed this instrument as the act of the entity named in this instrument. Sworn and subscribed before me on the aforesaid date.



  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Strategic Municipal Investors  
Mailing Address 115 West Ave. STE 300  
Senwintown, PA 19053

Grantee's Name John D & Bonnie Sue Fields  
Mailing Address 435 Meadow Lane  
Harpersville, AL 35078

Property Address 435 Meadow Lane  
Harpersville, AL 35078

Date of Sale 11/19/14  
Total Purchase Price \$ 900.00



20141125000371240 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/25/2014 09:38:39 AM FILED/CERT

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  
☐ Closing Statement

☐ Appraisal  
☐ Other

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).

Date 11/20/14

Print Tim Brewer

☐ Unattested

[Signature]  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1