

This Instrument Prepared by:
Thomas E. Reynolds
Reynolds Legal Solutions, LLC
300 Richard Arrington Jr. Blvd. N.
Suite 530
Birmingham, AL 35203

No Survey Provided

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Seven Thousand Five Hundred and no/100 Dollars (\$47,500.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Thomas E. Reynolds, as Trustee for the Bankruptcy Estate of JOHN V. ALCAZAR and SUSAN B. ALCAZAR presently pending in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, Case Number 14-01599-TOM-7** (hereinafter called "Grantor"), does hereby remises, releases and quit claims, grants, sells, and conveys to **JOHN V. ALCAZAR and SUSAN B. ALCAZAR** (hereinafter called Grantees) the bankruptcy estate's interest in the following described property located in Shelby County, Alabama, to wit:

Lot 2, according to the survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO ad valorem taxes, mineral and mining rights, rights of way, and mortgages and liens appearing of record

TO HAVE AND TO HOLD unto Grantees forever.

Given under my hand and seal, this 4th day of May, 2015.


THOMAS E. REYNOLDS, As and Only as
Trustee of the Bankruptcy Estate of
John V. Alcazar and Susan B. Alcazar
and not Individually

Shelby County, AL 05/20/2015
State of Alabama
Deed Tax: \$47.50

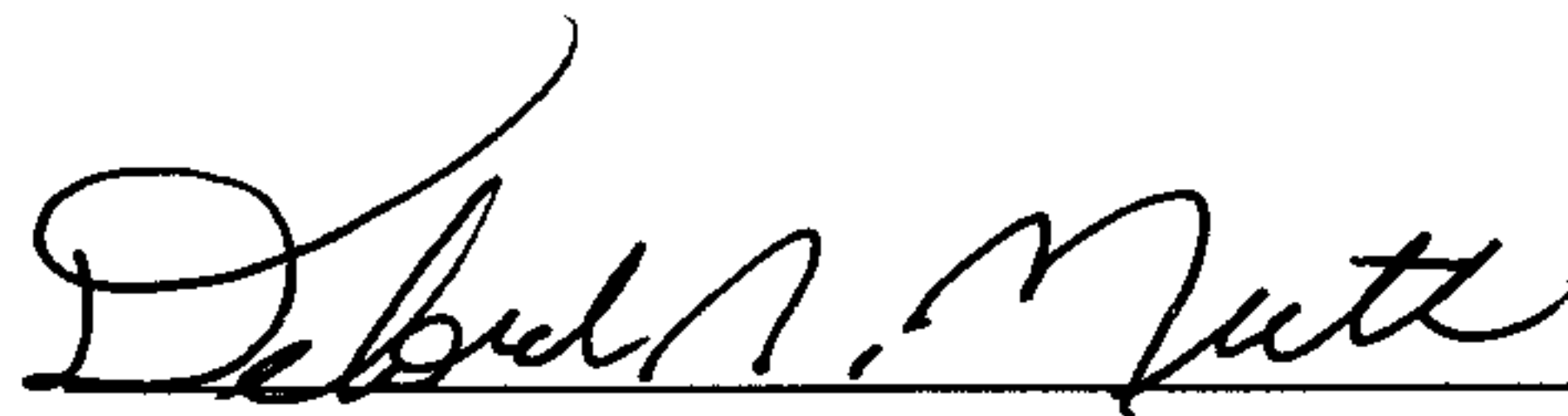

20150520000167350 1/3 \$68.50
Shelby Cnty Judge of Probate, AL
05/20/2015 11:44:38 AM FILED/CERT

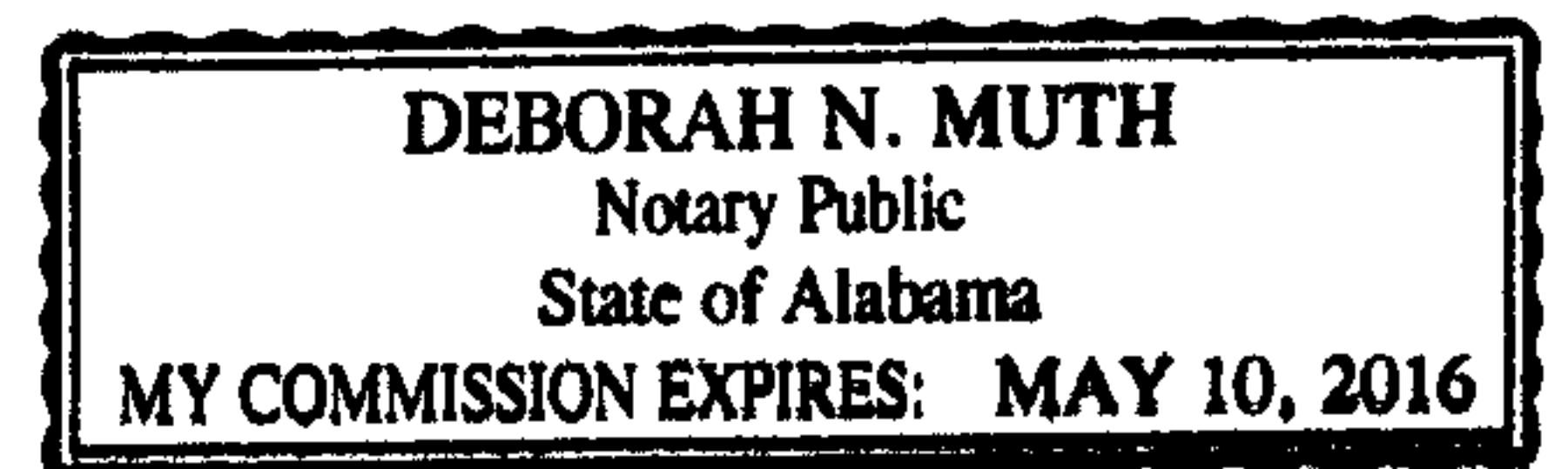
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **THOMAS E. REYNOLDS**, as Trustee of the Bankruptcy Estate of John V. Alcazar and Susan B. Alcazar, 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 such conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 4th day of May, 2015.

[NOTARIAL SEAL]


Notary Public
My Commission Expires:




20150520000167350 2/3 \$68.50
Shelby Cnty Judge of Probate, AL
05/20/2015 11:44:38 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name THOMAS E. REYNOLDS
Mailing Address REYNOLDS LEGAL SOLUTIONS, LLC
300 RICHARD ARMITAGE JR. BLVD, N.
SUITE 530
BIRMINGHAM, AL 35203

Grantee's Name JOHN V. ALCAZAR
Mailing Address 145 MALLARD POINTE DRIVE
PRICHARD, AL 35124

Property Address 145 MALLARD POINTE DRIVE
PRICHARD, AL 35124

Date of Sale 5/4/15
Total Purchase Price \$ 47,500.

or
Actual Value \$

or
Assessor's Market Value \$ 47,500



20150520000167350 3/3 \$68.50
Shelby Cnty Judge of Probate, AL
05/20/2015 11:44:38 AM FILED/CERT

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 5/20/15

☒ Print JOHN V. ALCAZAR

☐ Unattested

Sign

John V. Alcazar

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1