


AFTER RECORDING RETURN TO:
OLD REPUBLIC TITLE
530 SOUTH MAIN ST SUITE 1031
AKRON, OH 44311
File No. 15063122


20151116000396710 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/16/2015 03:01:35 PM FILED/CERT

MAIL TAX STATEMENTS TO:
BRYON RICKARD AND RHONDA RICKARD
165 CHELSEA STATION DRIVE
CHELSEA, AL 35043

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

Rec 1st
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108
8011 7239

Tax ID No.: 09 9 31 0 002 015.000

QUIT CLAIM DEED

Fair Market Value = \$260,300.00

\$1.00 of the above consideration was paid for by the Grantor

THIS DEED made and entered into on this *25* day of *OCT*, 20 *15*, by and between **BRYON RICKARD, A MARRIED MAN JOINED IN EXECUTION BY HIS SPOUSE RHONDA RICKARD**, a mailing address of 165 CHELSEA STATION DRIVE, CHELSEA, AL 35043, hereinafter referred to as Grantor(s) and **BRYON RICKARD AND RHONDA RICKARD, HUSBAND AND WIFE**, a mailing address of 165 CHELSEA STATION DRIVE, CHELSEA, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 165 CHELSEA STATION DRIVE, CHELSEA, AL 35043

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20140521000153380, Recorded: 05/21/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

RL 302

Tax ID No.: 09 9 31 0 002 015.000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

BRYON RICKARD
BRYON RICKARD
RHONDA RICKARD
RHONDA RICKARD

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Bryon Rickard, a married man whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of October, 2015.

Beverly A. Adair
NOTARY PUBLIC My Commission Expires
My commission expires: October 4, 2018

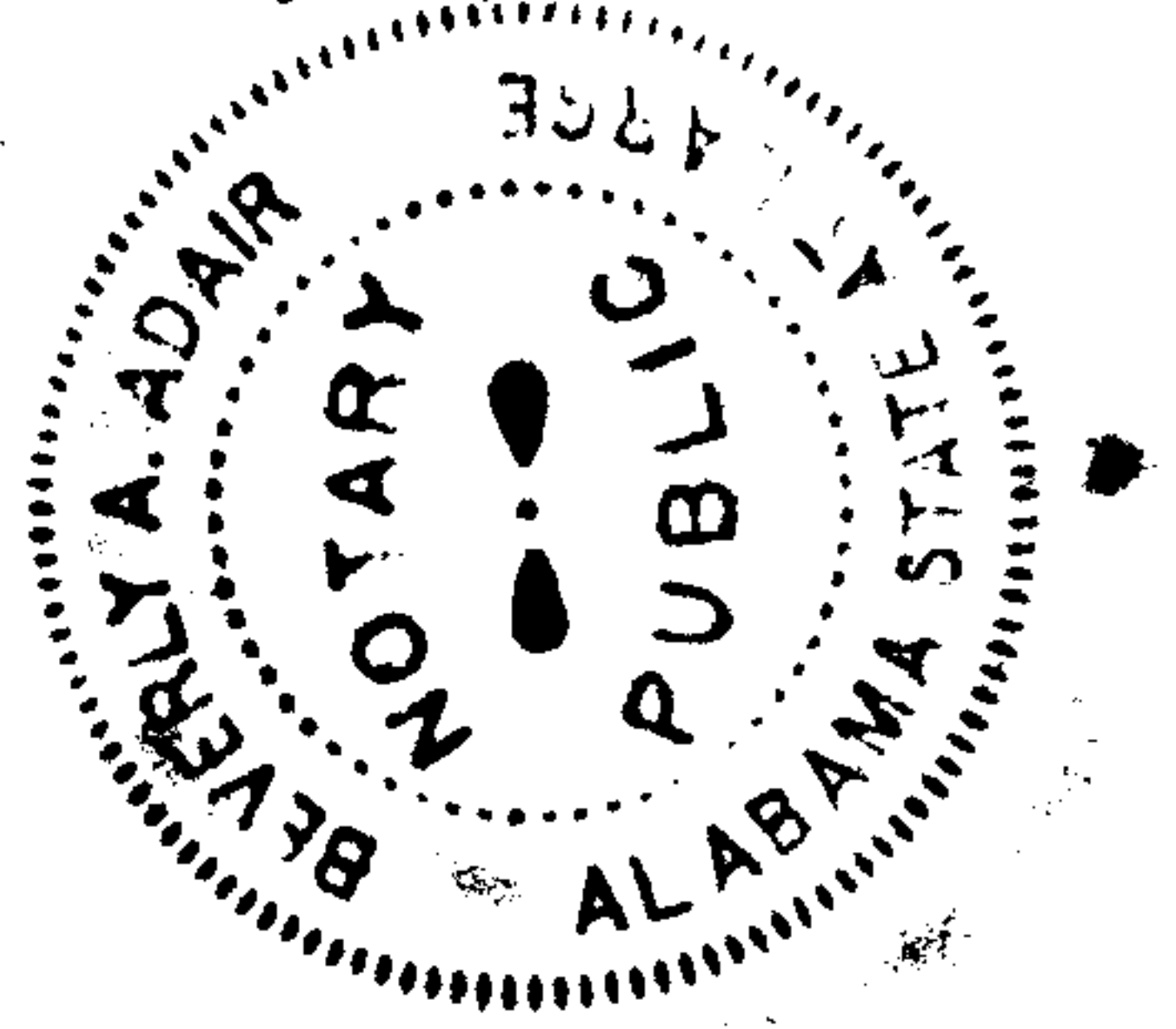


STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Rhonda Rickard, a married woman whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of October, 2015.

Beverly A. Adair
NOTARY PUBLIC My Commission Expires
My commission expires: October 4, 2018



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

20151116000396710 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/16/2015 03:01:35 PM FILED/CERT

BR

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 13, ACCORDING TO THE SURVEY OF CHELSEA STATION, AS RECORDED IN MAP BOOK
38, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 09 9 31 0 002 015.000

PROPERTY COMMONLY KNOWN AS: 165 CHELSEA STATION DRIVE, CHELSEA, AL 35043



U05575590

7821 10/28/2015 80117239/1



20151116000396710 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/16/2015 03:01:35 PM FILED/CERT

[Handwritten signature]
[Handwritten signature]