

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
2163 HIGHWAY 31 SOUTH, SUITE 102
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:
BARBARA S. HAND
284 AMMERSEE LAKES DRIVE
MONTEVALLO, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and IN COMPLIANCE WITH A FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2015-900712, DATED DECEMBER 10, 2015, to MARK A. HAND, an unmarried man, in hand paid by BARBARA S. HAND, an unmarried woman, the receipt whereof is hereby acknowledged I, MARK A. HAND, do remise, release, quit claim and convey to the said BARBARA S. HAND all my right, title, interest, and claim in or to the following described real estate, to-wit:

Lot 22, according to the Survey of Amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A & B, Shelby County, Alabama Records.

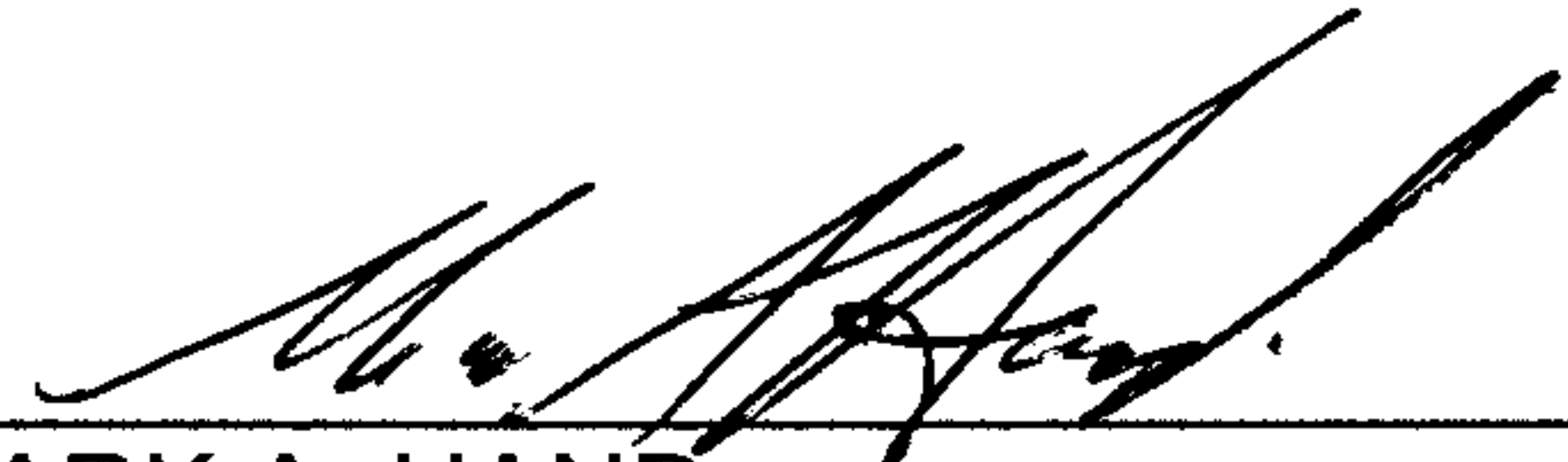
SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
- 2. RESTRICTIONS APPEARING OF RECORD INSTRUMENT #2001-29304 AND INSTRUMENT #2002-12491; AND AN ADDENDUM IN INSTRUMENT #20030929000655100; 2ND AMENDMENT IN INSTRUMENT #20051031000564250, AND FURTHER AMENDED IN INSTRUMENT #20140915000288760.
- 3. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 4. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THE SUBJECT PROPERTY FRONTS ON LAKE AMMERSEE.
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #2002-6367.
- 6. AGREEMENT TO THE CITY OF MONTEVALLO AS RECORDED IN INSTRUMENT #2002-13452.
- 7. RIGHT OF WAY TO THE CITY OF MONTEVALLO AS RECORDED IN INSTRUMENT #2002-12568.
- 8. ARTICLES OF INCORPORATION OF AMMERSEE LAKES PROPERTY OWNERS ASSOCIATION AS RECORDED IN INSTRUMENT #20020923000459660 AND BEING AMENDED IN INSTRUMENT #2006041700017760.

THIS DEED IS IN COMPLIANCE WITH A FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2015-900712, DATED DECEMBER 10, 2015.

TO HAVE AND TO HOLD to the said BARBARA S. HAND, her heirs and assigns forever.

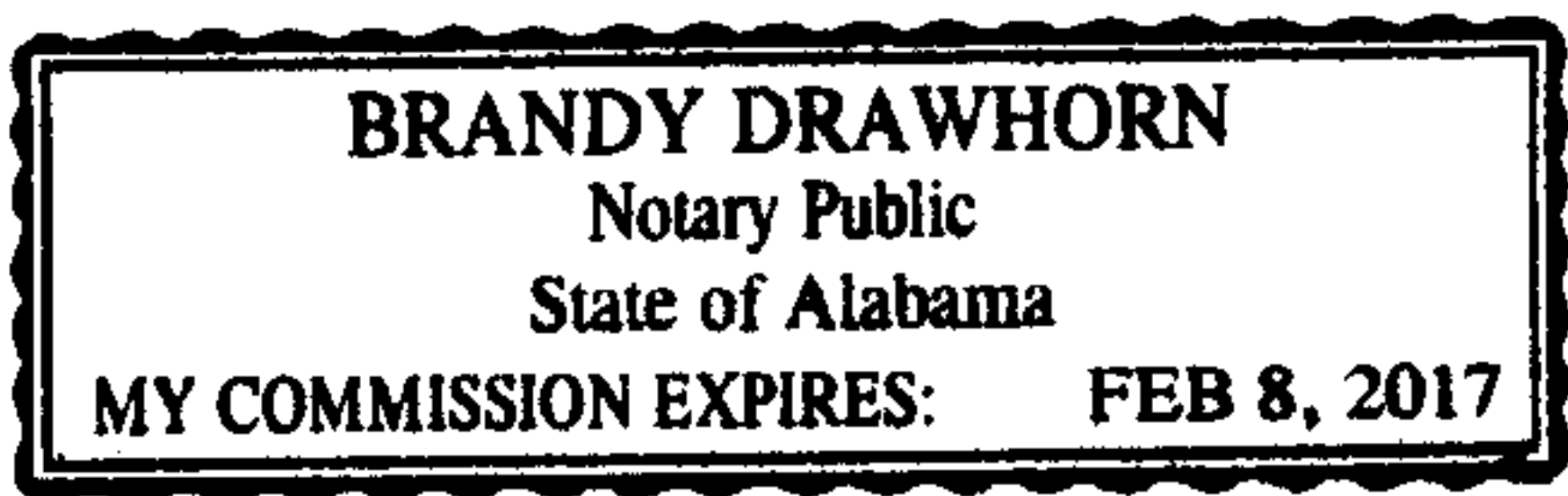
Given under my hand and seal this 31 day of December, 2015.


MARK A. HAND (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that MARK A. HAND, 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 executed the same voluntarily on the day the same bears date.

Given under my hand, this the 31st day of December, 2015.



Brandy Drawhorn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/8/17

Grantor's Name:
MARK A. HAND

Mailing Address:
3006 ASHLEY CIRCLE
HELENA, AL 35080

Property Address:
284 AMMERSEE LAKES DRIVE
MONTEVALLO, AL 35115

____ Bill of Sale
____ Sales Contract
____ Closing Statements

Grantee's name:
BARBARA S. HAND

Mailing Address:
284 AMMERSEE LAKES DRIVE
MONTEVALLO, AL 35115

Date of Sale: December 31, 2015
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$156,000.00
1/2 value of \$78,000.00 due to divorce

____ Front of Foreclosure Deed
____ Appraisal
x Other Tax Assessor

