

THIS INSTRUMENT WAS PREPARED BY:

M. Lee Johnsey, Jr.
BALCH & BINGHAM LLP
1901 Sixth Avenue North
Suite 1500
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Cenlar FSB
FC-236
425 Phillips Blvd.
Ewing, New Jersey 08618

STATE OF ALABAMA

)

20160125000025180

)

01/25/2016 03:57:09 PM

SHELBY COUNTY

)

QCDEED 1/3

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, **RAINA ALLEN SMITH** (the "Grantor"), a married woman, hereby remises, releases and quitclaims to **MORTGAGE RESEARCH CENTER, LLC d/b/a VETERANS UNITED HOME LOANS**, a Missouri Limited Liability Company, (the "Grantee"), all of Grantor's right, title, interest and claim, if any, in or to the real estate situated in Shelby, Alabama, and more particularly described as follows:

LOT 218, ACCORDING TO THE SURVEY OF BROOK HIGHLAND 6TH SECTOR 4TH PHASE, AS RECORDED IN MAP BOOK 15, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD to said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of the 22 day of January, 2016.

GRANTOR:


Raina Allen Smith

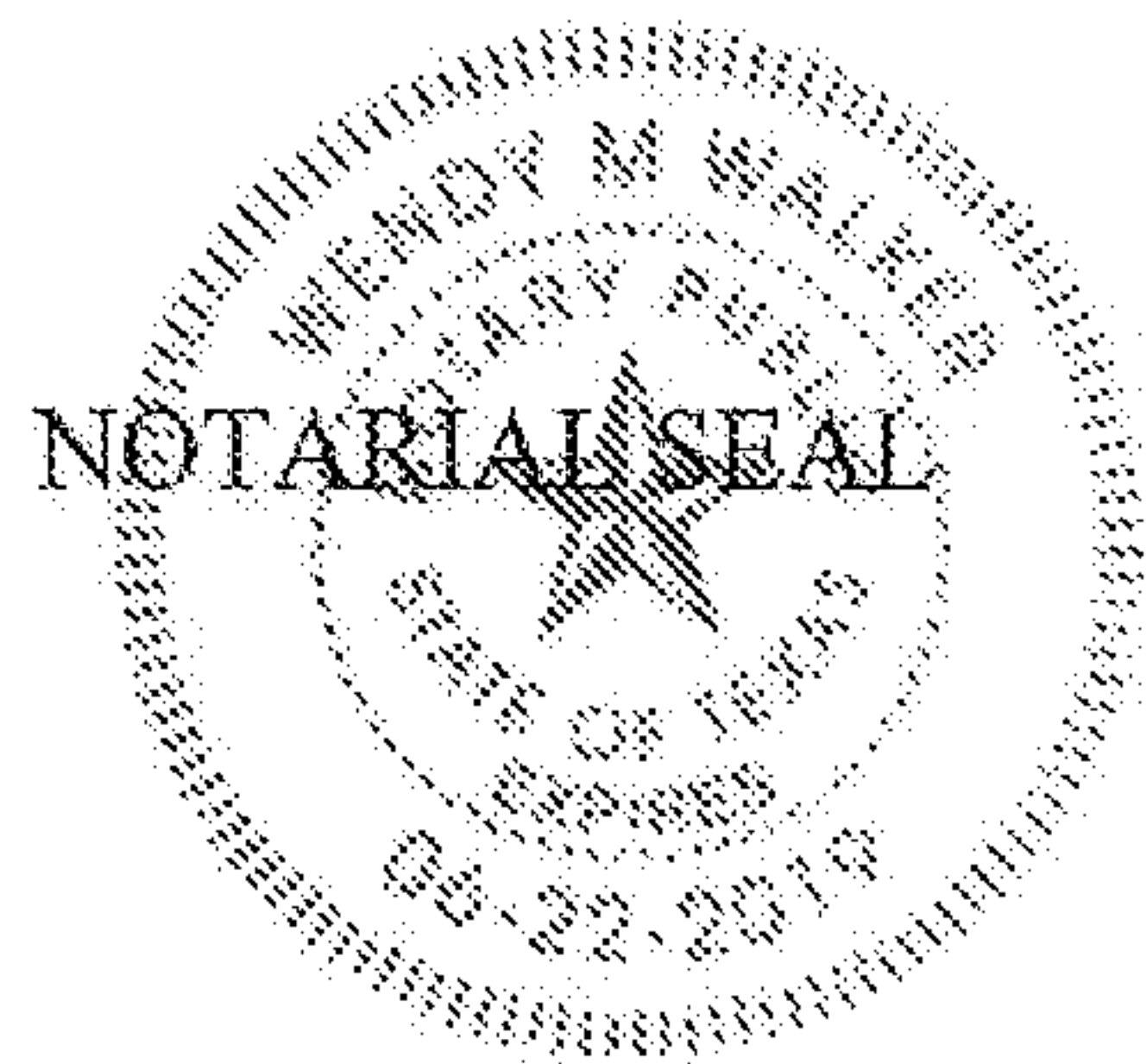
[Acknowledgement on the Following Page]

STATE OF Texas 20160125000025180 01/25/2016 03:57:09 PM QCDEED 2/3)
COUNTY OF Angelina)

Before me, the undersigned notary public in and for said County in Said State, on this day personally appeared Raina Allen Smith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of January, 2016.

Wendy Walker
Notary Public



My commission expires: 6-22-19

Real Estate Sales Validation Form

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

Grantor's Name Raina Smith
Mailing Address 109 Spyglass Drive
Lufkin TX

Grantee's Name Centlar FSB
Mailing Address FC-296
425 Phillips Blvd
Ewing, NJ 08618

Property Address 4137 Kesteven Drive
Birmingham, AL 35242

Date of Sale 1/22/2016
Total Purchase Price \$ 10.00 (QCD given to cure title)

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03:57:09 PM QCDEED 3/3

or
Actual Value \$

or
Assessor's Market Value \$ 325,000

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 ☐ Appraisal ☐ No consideration was paid - This quitclaim
☐ Sales Contract ☒ Other deed is being recorded to cure title
☐ Closing Statement

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 1/25/16

Print Ernst Harding

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/25/2016 03:57:09 PM
\$21.00 CHERRY
20160125000025180

[Signature]

Form RT-1