

STATE OF ALABAMA
SHELBY COUNTY

QUIT CLAIM DEED

WHEREAS, on May 13, 2008 the property commonly known as 125 Camden Lake Dr., Calera Alabama and legally described as: Camden Cove Sector 1, Lot 8, Section 16, Township 22S, Range 2W, MB 25, P 033, Parcel #28 05 16 2 002 008.000, (hereinafter "the property") was duly and regularly sold by the Tax Collector of St. Clair County, Alabama for taxes, costs and expenses and at said sale Mercury Funding LLC became the purchaser of said lands and properties at and for the sum of said taxes, costs and expenses, and paid said sum to said Tax Collector and received a certificate of sale.

WHEREAS, on May 27, 2011 the Judge of Probate of Shelby County, Alabama under and by virtue of the provisions of Title 40-10-29 Code of Alabama conveyed the property by deed to WMW Land LLC (assignee and transferee of Mercury Funding LLC), said deed recorded on July 3, 2014 in instrument #20140703000201310, in the Office of the Judge of Probate, Shelby County, Alabama.

Now Therefore, in consideration of Fifty Six Thousand Three Hundred Seventy Four and 63/100 dollars (\$56,374.63), the receipt and sufficiency, of which, is hereby acknowledged, the undersigned WMW Land LLC does quit claim, sell, transfer and convey unto Spinfish Properties, Inc., all of the right, title and interest acquired by the above referenced deed of May 27, 2011 from the Shelby County, Alabama Judge of Probate

Conveyed in "As Is" and "Where As" condition. This conveyance is subject to all matters of record with no warranties or representations of any kind or fashion given as to the property, title to the property, including but not limited to all matters that inspection of the property would reveal.

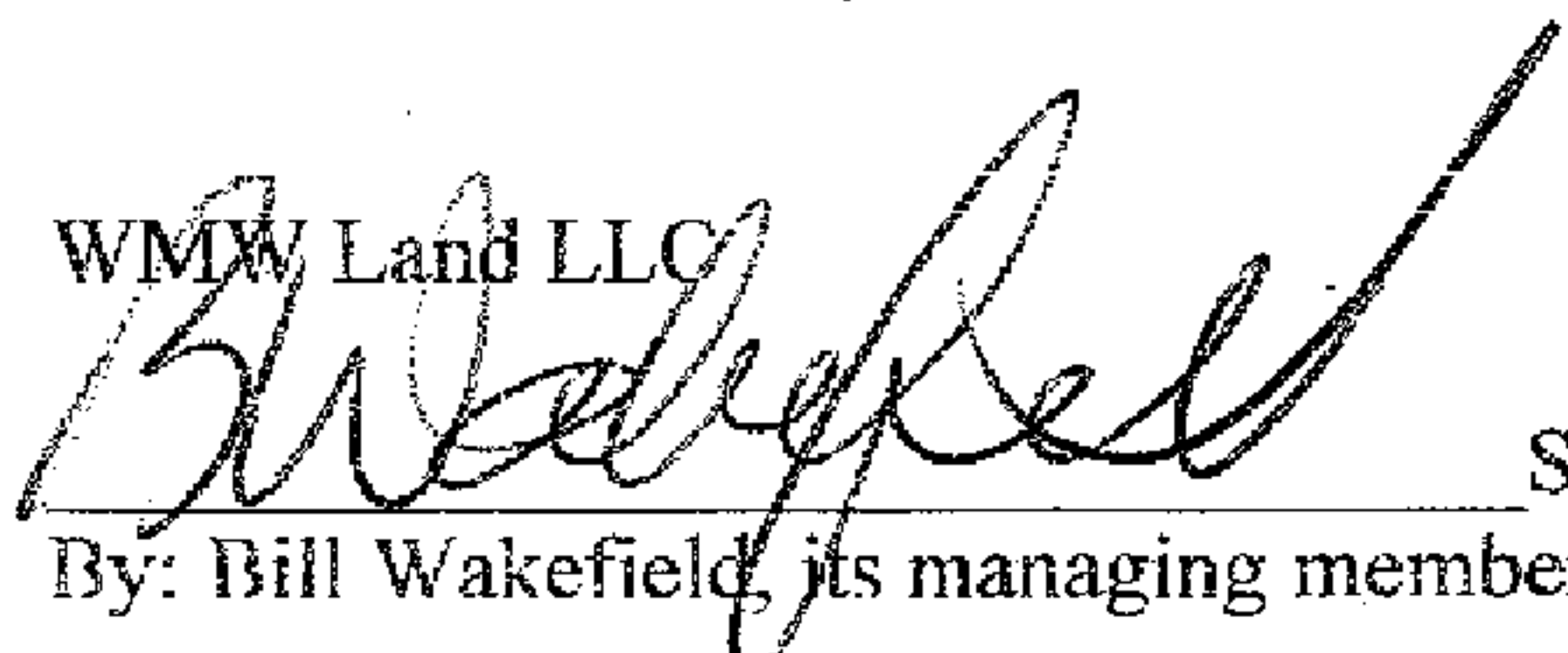
No title search has been conducted by the preparer of this deed.

This transfer and conveyance is also subject to the litigation styled WMW Land LLC v Warren Wyman, et al, CV 2015 900618, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Spinfish Properties, Inc., its successors and assigns forever;

IN WITNESS WHEREOF, the said WMW Land LLC has caused this conveyance to be executed this the 11th day of March 2016.

WMW Land LLC


By: Bill Wakefield, its managing member


SEAL

STATE OF ALABAMA
CALHOUN COUNTY



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bill Wakefield, whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily in his capacity as managing member of WMW Land LLC on the day the same bears date.

Given under my hand and seal this 16th day of March, 2016.


Notary Public
Commission Expires: 12/13/2016

THIS INSTRUMENT WAS PREPARED BY:

GARY S. OLSHAN
ATTORNEY
P O BOX 131145
BIRMINGHAM, AL 35213

Real Estate Sales Validation Form

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

Grantor's Name	WMW Land LLC	Grantee's Name	SPINFISH Properties Inc.
Mailing Address	PO Box 400	Mailing Address	PO Box 607
	Anniston, AL 36202		Albany, GA 31702
Property Address	125 Camden Lake Drive	Date of Sale	03/16/2016
	Calera, AL 35040	Total Purchase Price \$	56,374.00
		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 3-23-2016

Print Mark A. Pixens

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/23/2016 03:34:48 PM
 \$76.50 CHERRY
 20160323000093560