

20160404000108570 1/3 \$256.50  
Shelby Cnty Judge of Probate, AL  
04/04/2016 02:08:05 PM FILED/CERT

AFTER RECORDING RETURN TO:

**REGINA L. LUMAR**  
456 LAKE CHELSEA WAY  
CHELSEA, AL 35043  
File No. 16005795

MAIL TAX STATEMENTS TO:

**REGINA L. LUMAR**  
456 LAKE CHELSEA WAY  
CHELSEA, AL 35043

This document prepared by:  
GEORGE VAUGHN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
7166343405  
FMV: \$236,200.00  
Tax ID No.: 08-9-31-3-003-065.000

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108  
2016 41553

REGINA L. LUMAR

QUIT CLAIM DEED

THIS DEED made and entered into on this 15<sup>TH</sup> day of MARCH, 2016, by and between **REGINA L. LUMAR, F/K/A REGINA L. HUNTER**, a mailing address of 456 LAKE CHELSEA WAY, CHELSEA, AL 35043, hereinafter referred to as Grantor(s) and **REGINA L. LUMAR, A MARRIED PERSON**, a mailing address of 456 LAKE CHELSEA WAY, 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: 456 LAKE CHELSEA WAY, CHELSEA, AL 35043

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

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).

Shelby County, AL 04/04/2016  
State of Alabama  
Deed Tax: \$236.50

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

Regina L. Lumar, F/K/A Regina L. Hunter  
REGINA L. LUMAR, F/K/A REGINA L. HUNTER

STATE OF ALABAMA  
COUNTY OF SHELBY

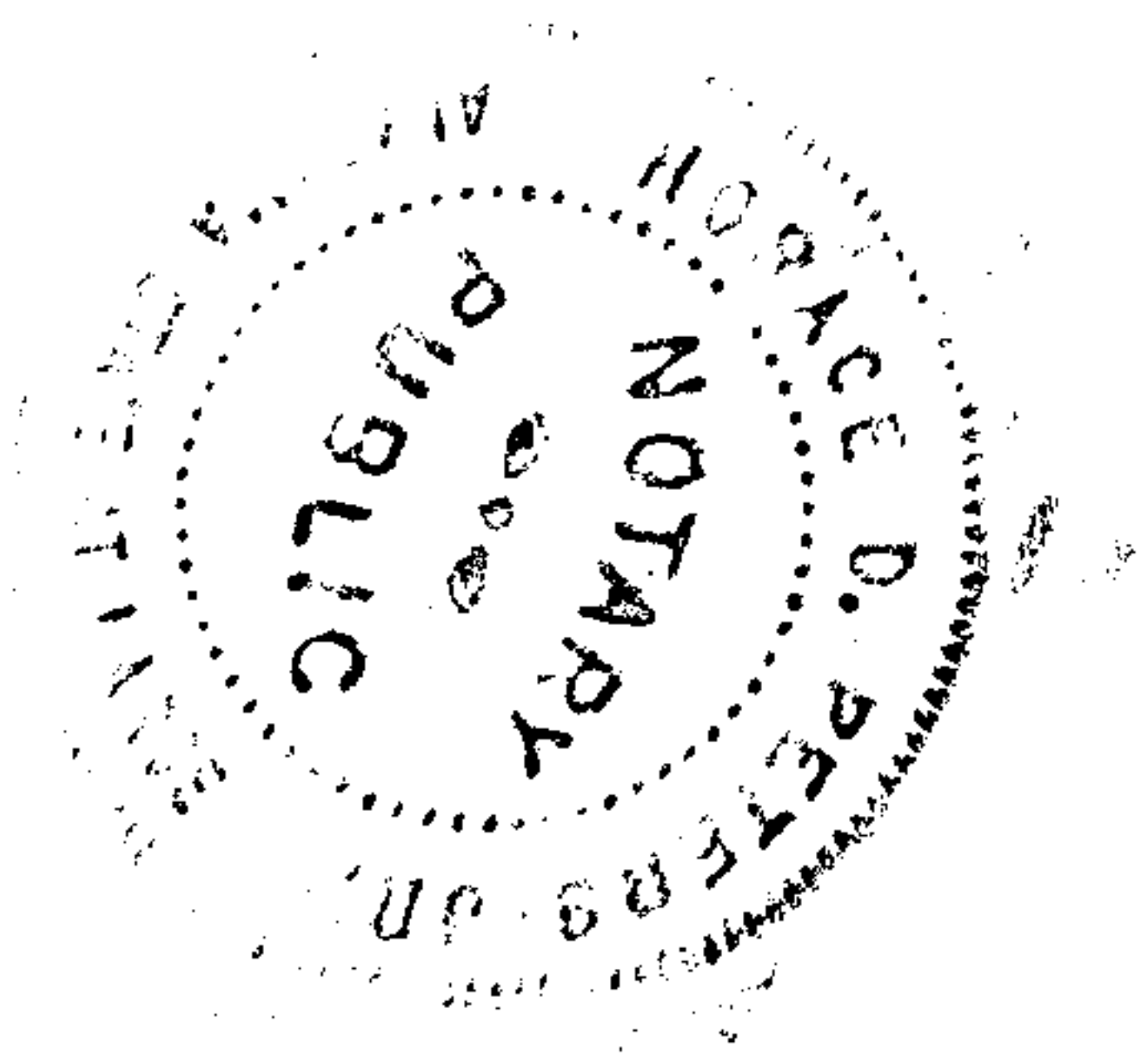
I, the undersigned, a Notary Public in and for said county and state, hereby certify that REGINA L. LUMAR, F/K/A REGINA L. HUNTER, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they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

Given under my hand and seal this the 15<sup>TH</sup> day of MAR, 2016

Howard D. Peters  
NOTARY PUBLIC

My commission expires: 08/03/2019

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.



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EXHIBIT A  
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 9-61, ACCORDING TO THE SURVEY OF CHELSEA PARK -9TH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 9TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED AS INSTRUMENT NO. 20051229000659740 AND INSTRUMENT NO. 20060920000468120, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

TAX ID NO: 08-9-31-3-003-065.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED  
GRANTOR: NSH CORP., AN ALABAMA CORPORATION  
GRANTEE: REGINA L. HUNTER  
DATED: 08/30/2013  
RECORDED: 09/04/2013  
DOC#/BOOK-PAGE: 20130904000359410

PROPERTY COMMONLY KNOWN AS: 456 LAKE CHELSEA WAY, CHELSEA, AL 35043



\*U05739824+

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