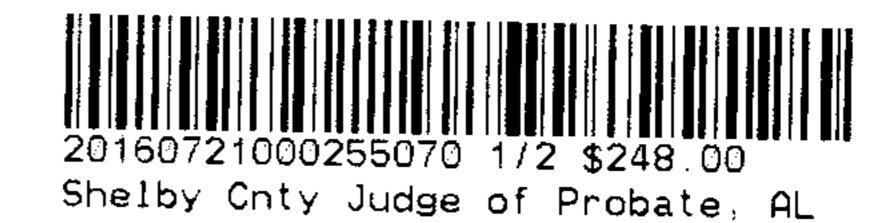
Prepared by: Grantor.
Neil Finlayson
4 Linwood Grove, Leighton Buzzard
Bedfordshire, LU7 4RP, England

SEND TAX NOTICE TO: Michael Finlayson 2104 Montreat Lane, Apt D Vestavia Hills, Al 35216

STATE OF ALABAMA)
SHELBY COUNTY)



07/21/2016 10:32:18 AM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars & 00 Cents (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Neil Finlayson, a married man (hereinafter called "Grantor"), does hereby remise, release, quit claim, grant, sell and convey to Mr Michael Finlayson, (hereinafter called "Grantee"), all his right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Legal: Lot 1, according to the Map Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, page 50 A & B, in the Probate Office of Shelby County, Alabama

Parcel ID: 10-6-23-0-001-020.014

Property Address: 1401 Oak Ridge Drive, Birmingham, AL 35242

(If the above descriptions differ, the legal description will be followed)

THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF REDEMPTION, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD, unto the said GRANTEE, Michael Finlayson, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, Neil Finlayson, who is authorized to execute this conveyance, has hereunto set his hand and seal, this the 3^{25} day of MARCH, 2015.

Neil Finlayson

UNITED KINGDOM)
GREATER LONDON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil Finlayson signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed same voluntarily this the date listed herein.

Given under my hand and official seal this

__3;&_ day of ___

MARCH

ΛV

Notary Public

My Commission is permanent

MANFRED PHILIPP KUHN NOTARY PUBLIC LONDON PHONE +44 20 74707131 FAX +44 20 74707132

HARTWIG SOLICITORS & NOTARIES PUBLIC ONE HEDDON STREET LONDON W1B 4BB anent N N 3 1 3 2

2015

Shelby County, AL 07/21/2016 State of Alabama

Deed Tax: \$230.00

Real Estate Sales Validation Form

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

rantor's Name	NETL HINLAYSON	Grantee's Nam	e MICHAEL TNLAYSON
lailing Address	2104 MONTREAT LN	Mailing Addres	S 2104 MONTREAT LN
	APARTMENT D		APARTMEND D
	VESTAVEALTUS, AL 35216	>	VESTAVIA HILLS AL 3521
roperty Address	1401 Cak Ridge Dr Birminghamith		e \$.03.2015
	35242	or Actual Value or	\$
20160721000255070 Shelby Cnty Judge 07/21/2016 10:32:1	of Probate, AL	Assessor's Market Valu	ie \$229,700
he purchase pric	ce or actual value claimed on this one) (Recordation of document ct	tary evidence is not requ Appraisal	
f the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
· · · · · · · · · · · · · · · · · · ·	ln:	structions	
	nd mailing address - provide the eir current mailing address.	name of the person or	persons conveying interest
Grantee's name a o property is bein	and mailing address - provide the ng conveyed.	e name of the person or	persons to whom interest
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the	e date on which interest to the pr	operty was conveyed.	
•	rice - the total amount paid for the by the instrument offered for reco		erty, both real and personal,
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 icensed appraiser or the assessor's current market value.			
excluding current responsibility of v	vided and the value must be determined to the valuation, of the property a valuing property for property tax sof Alabama 1975 § 40-22-1 (h)	s determined by the local purposes will be used a	
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).			

Sign

(verified by)

Form RT-1

(Grantor/Grantee/Owner Agent) circle one