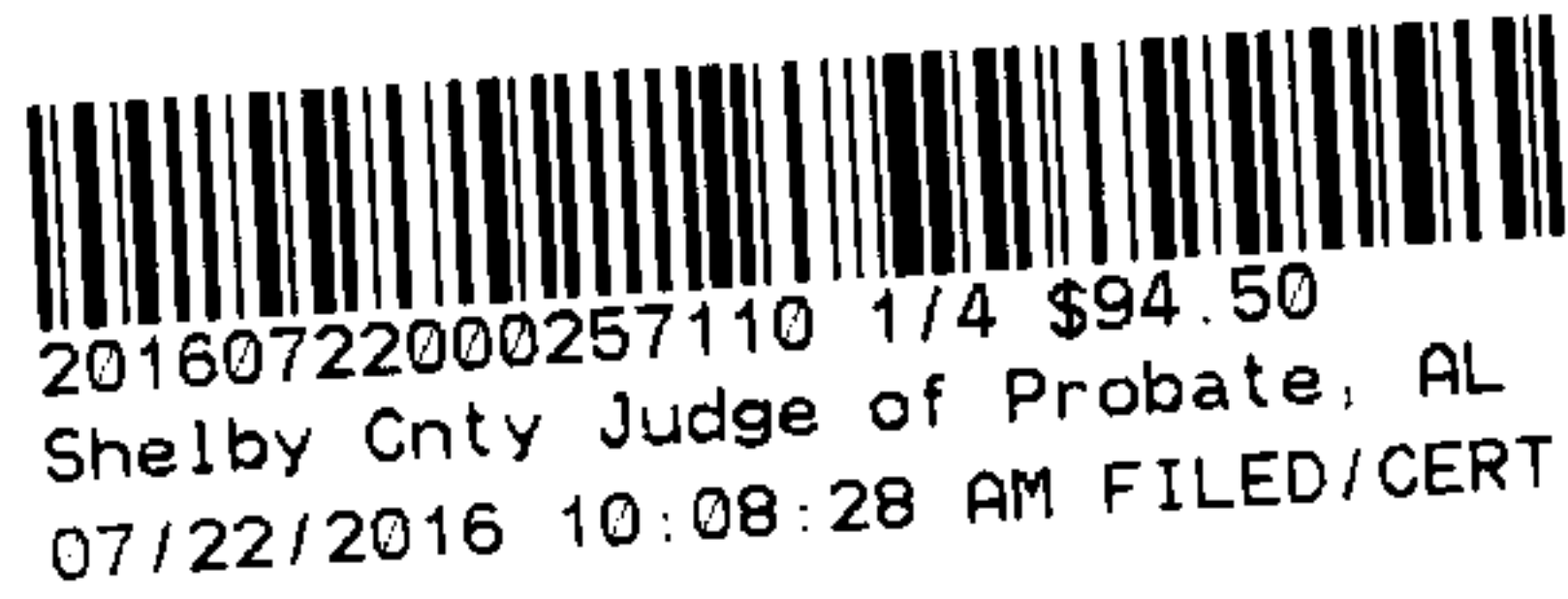


Pages: 4 = \$14.00 + \$3.00(3) = \$23.00

Value \$140,960/2 = \$70.50

Total = \$93.50



SEND TAX NOTICE TO:  
SONYA REECE, as Personal Representative of  
the Estate of JEFFREY KENNETH BRANUM  
85 Stewart Drive  
Atlanta, GA 30342

STATE OF ALABAMA )  
SHELBY COUNTY )

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED executed and delivered this 18 day of MAY, 2016, by **DEANNA L. MCCOMBS**, a single woman, (hereinafter referred to as the "Grantor") to **SONYA REECE**, as Personal Representative of the Estate of **JEFFREY KENNETH BRANUM**, Deceased, Shelby County, Probate Case Number PR-2016-000223 (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on May 15, 2006, the real property described herein was conveyed by **STEVEN SCHENCKER**, a married man, to **JEFFREY K. BRANUM** (one and the same as "JEFFREY KENNETH BRANUM") and **DEANNA L. MCCOMBS**, as joint tenants with right of survivorship, and was recorded on May 24, 2006, in the Office of the Judge of Probate of Shelby County, Alabama (Instrument No. 20060524000245880).

WHEREAS, the Grantor entered into a Divorce Agreement on October 12, 2012, which was ratified and approved by Final Judgment of Divorce on October 16, 2012, Civil Action No: DR-11-900134.00, with **JEFFREY KENNETH BRANUM** (the "Deceased");

WHEREAS, pursuant to Paragraph 20 of the Divorce Agreement, the real property described herein was to be sold and the proceeds therefrom were to be divided equally between Grantor and the Deceased;

WHEREAS, the real property described herein has not been sold;

WHEREAS, the Deceased died on December 22, 2015;

WHEREAS, because a deed was never recorded to sever the joint tenancy, it appears the property is wholly owned by Grantor; and

WHEREAS, to clarify title Grantor desires to convey an undivided one-half (1/2) interest in the real property described herein to Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby convey unto the Grantee, an

Shelby County, AL 07/22/2016  
State of Alabama  
Deed Tax: \$70.50

undivided one-half (1/2) interest to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF A FINAL PLAT OF AARON WOODS, AS RECORDED IN MAP BOOK 30, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current year;
2. Covenants, conditions, and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20060329000145930 in the Probate Office of Shelby County.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (the "Subject Property").

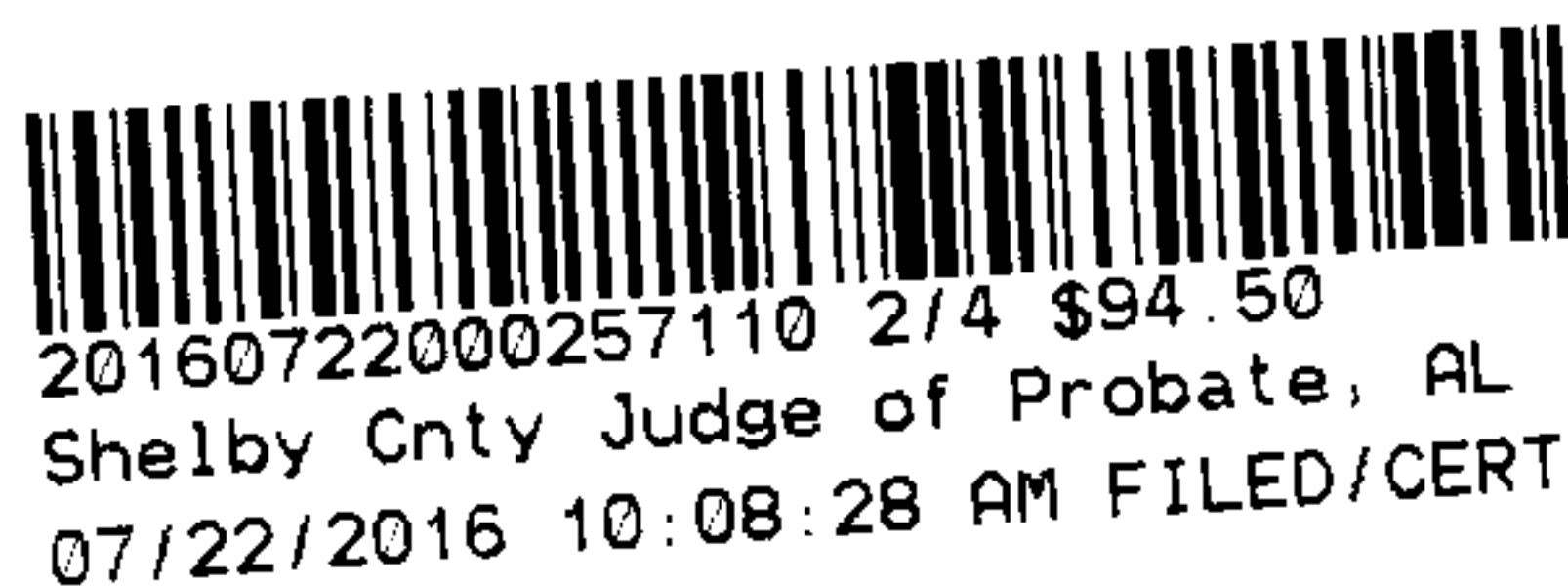
TO HAVE AND TO HOLD unto the said Grantee, and to its heirs, administrators and assigns forever.

**THE GRANTOR ACKNOWLEDGES THAT THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

The parties intend by the execution of this conveyance to vest an undivided one-half (1/2) interest in and to the Subject Property in Grantee, **SONYA REECE**, as Personal Representative of the Estate of **JEFFREY KENNETH BRANUM**.

IN WITNESS WHEREOF, the Grantor has set her hand and seal, this 18 day of MAY, 2016.

  
DEANNA L. MCCOMBS, Grantor



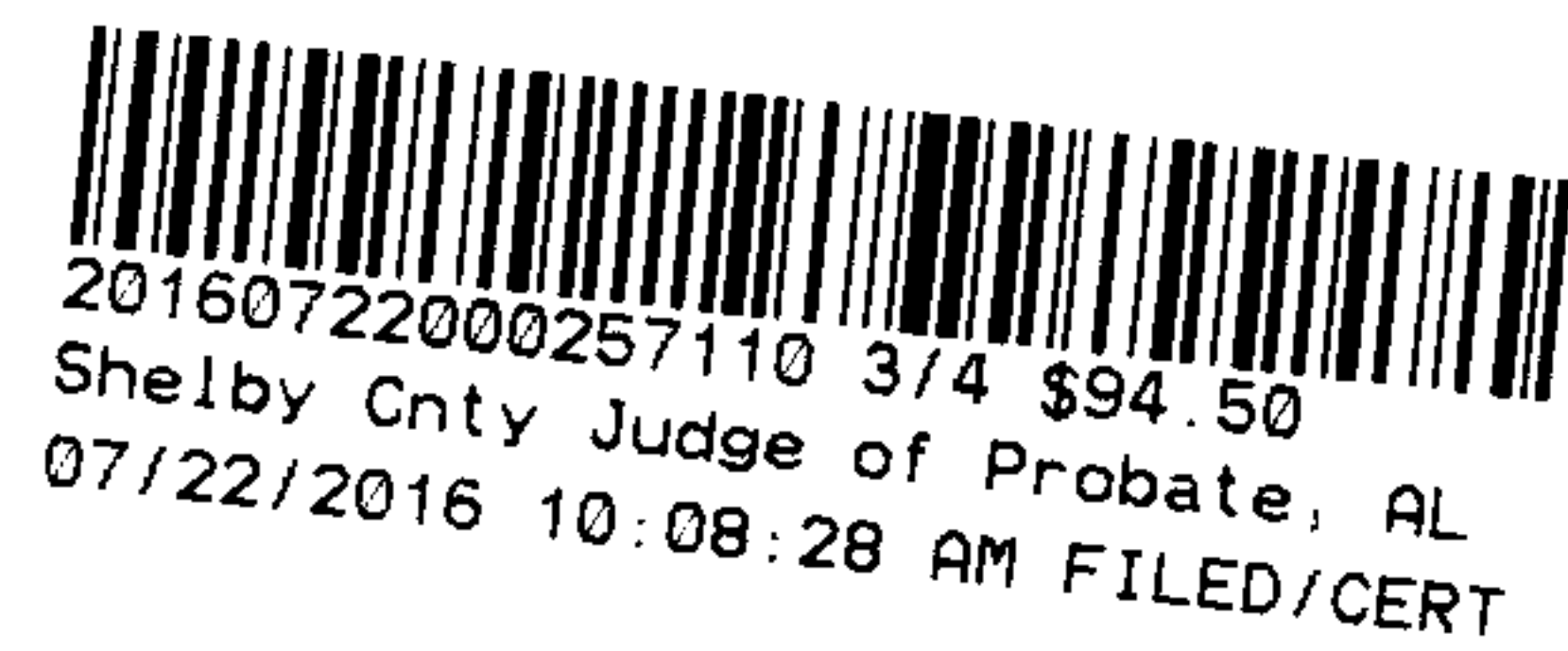
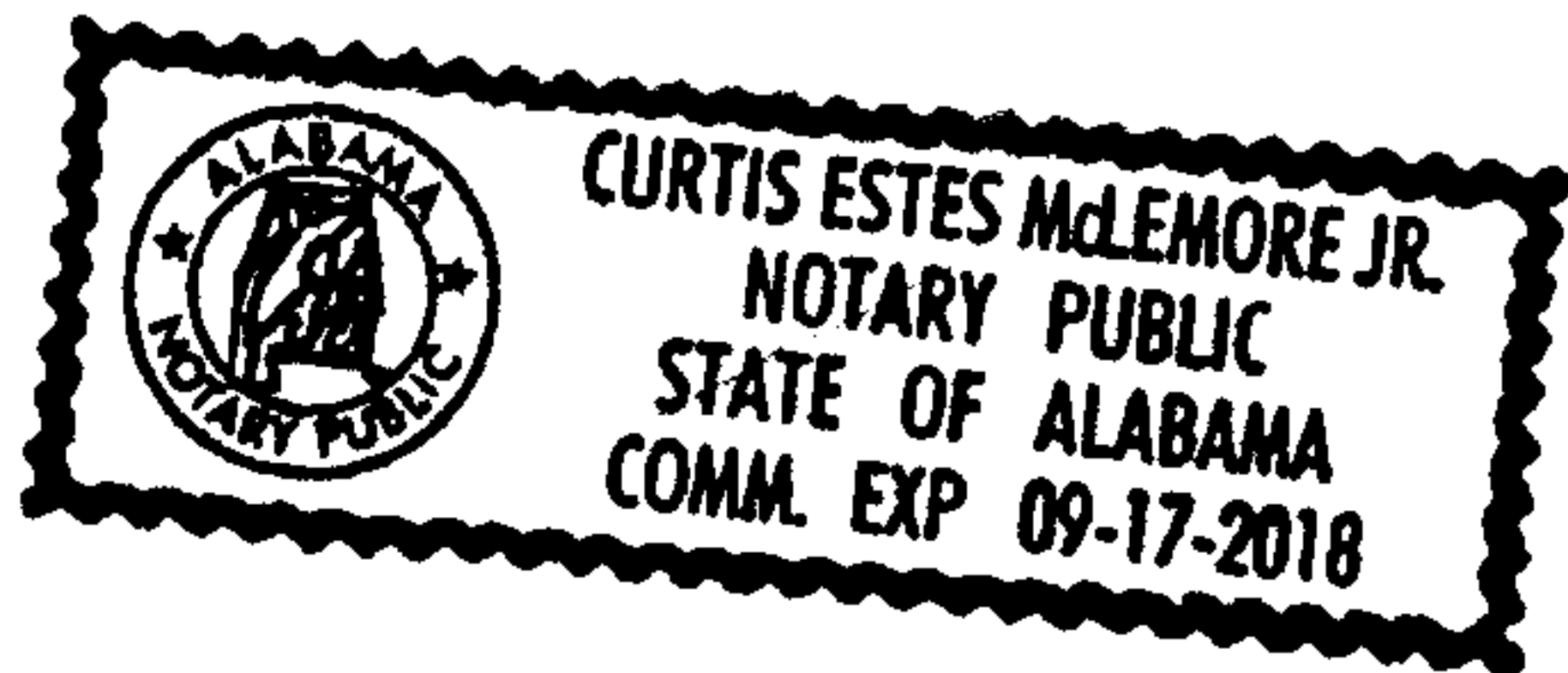
STATE OF ALABAMA )  
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that DEANNA L. MCCOMBS, whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of May, 2016.

Curtis ESTES McEMORE JR  
Notary Public  
My Commission Expires: 9/17/2018



THIS INSTRUMENT PREPARED (WITHOUT THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes  
Hughes & Scalise, P.C.  
The Luckie Building  
600 Luckie Drive, Suite 310  
Birmingham, Alabama 35223

Real Estate Sales Validation Form

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

Grantor's Name DeAnna L. McCombs
Mailing Address 2063 Regent Park Ln
Birmingham, AL 35242

Grantee's Name Sonya Reece, as PR of the Estate of Jeffrey K. Branum
Mailing Address 85 Stewart Drive
Atlanta, GA 30342

Property Address 176 Salser Ln Lot 1
Chelsea, AL 35043

Date of Sale
Total Purchase Price \$



Shelby Cnty Judge of Probate, AL
07/22/2016 10:08:28 AM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$ 140,960 (1/2) = 70,480

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
[X] Other 2015 Tax Assessor Bill

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 5/18/2016

Print DeAnna L. McCombs, Grantor

Unattested (verified by)

Sign DeAnna McCombs (Grantor/Grantee/Owner/Agent) circle one