

This instrument was prepared by:
Sylvion S. Moss, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

Send tax notice to:
Regions Bank
1900 Fifth Avenue North
Birmingham, AL 35203-2609

QUITCLAIM DEED


20160810000284120 1/3 \$86.50
Shelby Cnty Judge of Probate, AL
08/10/2016 08:45:34 AM FILED/CERT

STATE OF ALABAMA)
:
SHELBY COUNTY)

Shelby County, AL 08/10/2016
State of Alabama
Deed Tax:\$65.50

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIXTY-FIVE THOUSAND TWO HUNDRED NINETY-EIGHT and 80/100 DOLLARS (\$65,298.80)** and other good and valuable consideration, the receipt of sufficiency of which is hereby acknowledged, to the undersigned Grantor in hand paid by or on behalf of the Grantee herein, **EQUIVEST FINANCIAL, LLC**, a Michigan limited liability company whose mailing address is 241 East Saginaw Highway, East Lansing, MI 48823 (hereinafter referred to as "Grantor") does quitclaim unto **REGIONS BANK**, an Alabama Corporation whose mailing address is 1900 Fifth Avenue North, Birmingham, Alabama (hereinafter referred to as "Grantee"), all of its right, title and interest, specifically including any redemption rights, in that certain real property having Shelby County parcel number 09-3-06-0-001-014.051, and more particularly described as:

Lot 46, according to the Survey of Little Ridge
Estates, as recorded in Map Book 9, page
174 A & B, in the Probate Office of Shelby County,
Alabama (the "Property").

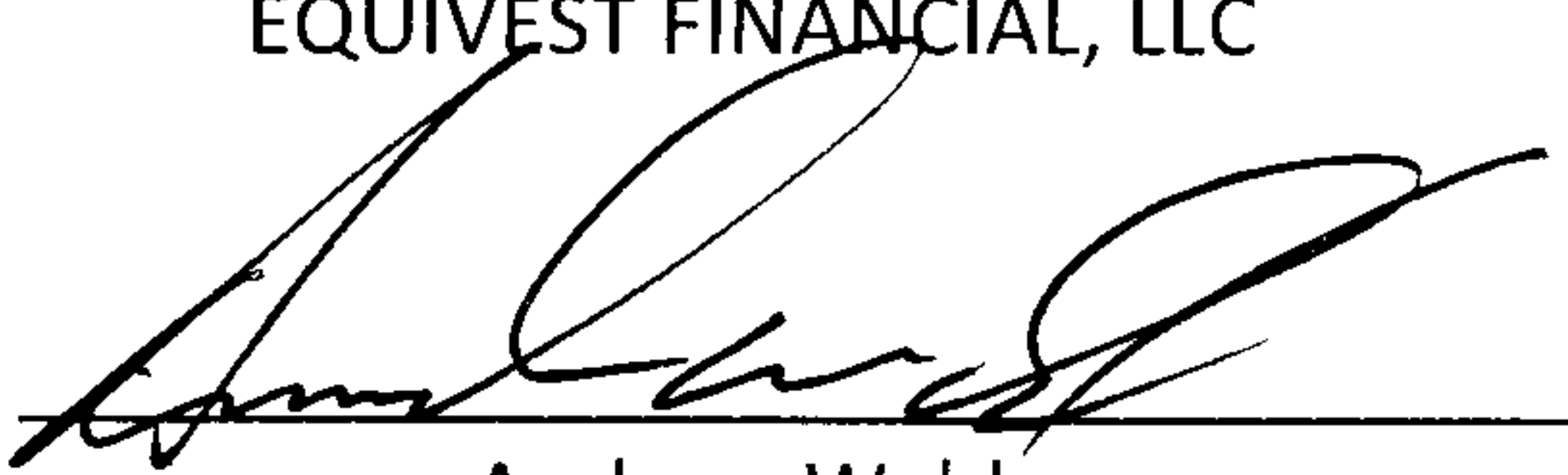
TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

This deed is intended to transfer and convey to Grantee all of Grantor's right, title and interest in the Property as derived from that certain Tax Deed dated December 15, 2015. This conveyance is made "as is" without warranties of any type.

IN WITNESS WHEREOF, I have set my hand and seal this 1st day of August, 2016.

EQUIVEST FINANCIAL, LLC

By:



Andrew Wahl

Its: President

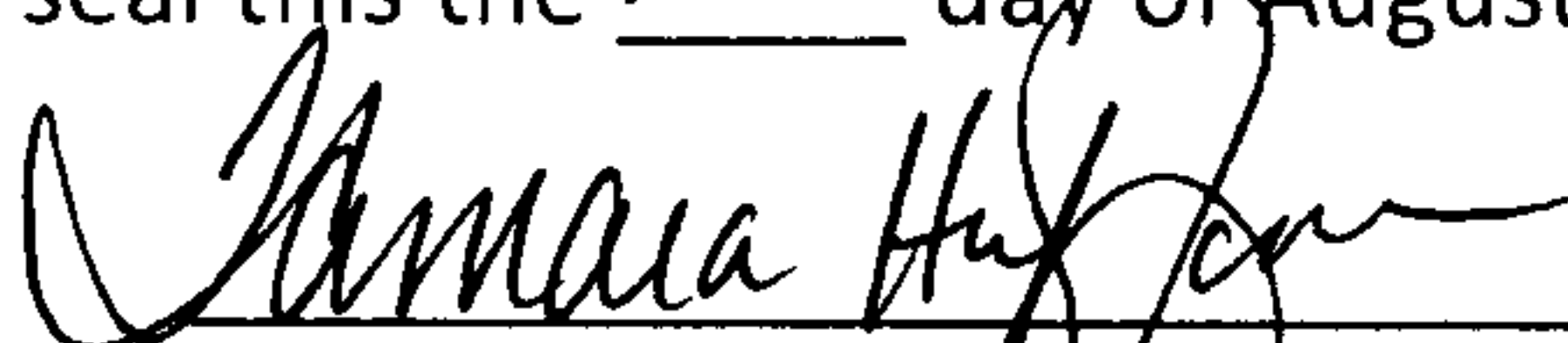
STATE OF MICHIGAN)

:

INGHAM COUNTY)

I, the undersigned notary for said County and in said State, hereby certify that Andrew Wahl, whose name as President of Equivest Financial, LLC, a Michigan limited liability company, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my official hand and seal this the 1st day of August, 2016.



Notary Public

My commission expires:

9-17-2020

TAMARA HUFFMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON

My Commission Expires September 17, 2020
Acting in the County of Ingham



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Real Estate Sales Validation Form

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

Grantor's Name: Equivest Financial, Inc.

Grantee's Name: Regions Bank

Mailing Address: P.O. Box 980
East Lansing, MI 48826

Mailing address: 2050 Parkway Office
Hoover, AL 35244

Property Address: 2017 Little Ridge Circle
Birmingham, AL 35242

Date of Sale: August 1, 2016
Total Purchase Price \$ 65,298.80
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 ☐ Appraisal
☐ Sales Contract ☒ Other (Foreclosure Deed)
☐ 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 August 8, 2016

Print W. L. Longshore, III

 Unattested

Verified by

Sign

(Grantor/Grantee/Owner/Agent) circle one



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