

20170420000134970
04/20/2017 12:26:41 PM
QCDEED 1/3

This Instrument Prepared By:

Grantor:
Mercury Funding, LLC
P.O. Box 772837
Memphis, TN 38177

***TITLE NOT EXAMINED
Send Tax Notice To:***

South Grande View Development Co., Inc
2949 Pump House Road
Vestavia AL 35243

**STATE OF ALABAMA)
SHELBY COUNTY)**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ten and 00/100 dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mercury Funding, LLC (the "Grantor") does hereby remise, release and quitclaim unto South Grande View Development Co., Inc (the "Grantee") its interest, if any, in the following described tract or parcel of land conveyed to Grantor by Tax Deed and situated in Shelby County, Alabama, to wit:

PARCEL #23 05 21 0 002 040.000

LEGAL DESCRIPTION: Lot 40 Grande View Estates Givianpour Addn to Alabaster

This deed conveys the Grantor's interest, if any, in such property that was acquired by Tax Deed (Case No. PR-2012-000049) on February 13, 2012 and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

This instrument does not cover any rights of the Grantor arising out of tax sales subsequent to May of 2008. Grantor herein shall not be responsible for any taxes due, or to become due on the above described property. This quitclaim deed is without warranty of any kind and Grantee accepts said property in an "as is" condition.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under our hands and seals this the 2nd day of December, 2016.

Mercury Funding, LLC
By: Michael Taylor
Its Agent

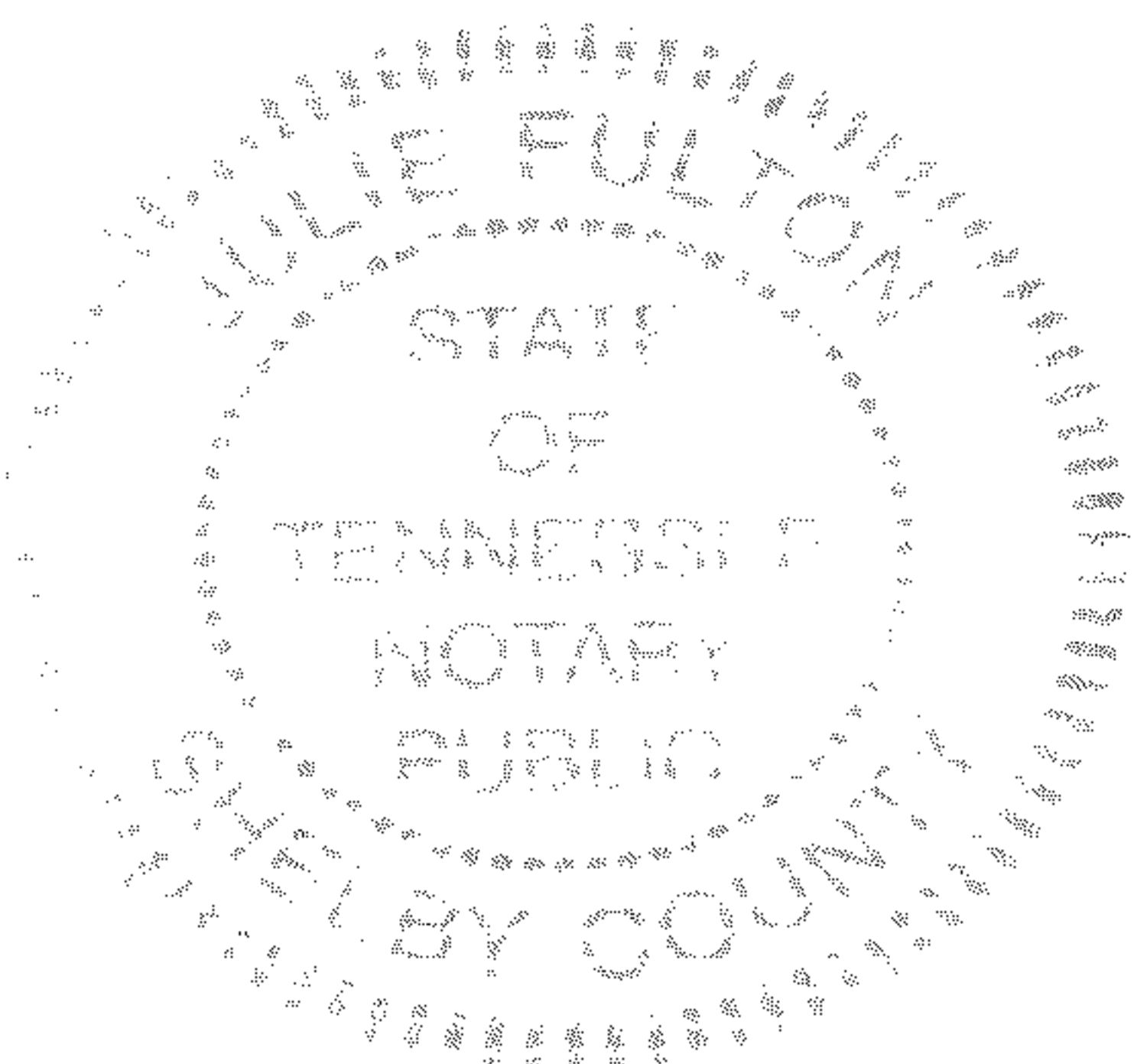
STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, Julie Fulton, a Notary Public in and for said County in said State, hereby certify that Michael Taylor, whose name as Agent of Mercury Funding, LLC 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 corporation.

Given under my hand and seal, this 2nd day of December, 2016.

(SEAL)

NOTARY PUBLIC
My Commission Expires: March 7, 2017



Real Estate Sales Validation Form

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

Grantor's Name: **Mercury Funding, LLC**

Grantee's Name: **South Grande View
Development Co., Inc.**

Mailing Address: **P.O. Box 772837
Memphis, TN 38177**

Mailing Address: **2949 Pump House Road
Vestavia, AL 35243**

Property Address: **201 Grande View Circ
Maylene, AL 35114**

Date of Sale: **December 2, 2016**
Purchase Price: **\$540.00** tax redemption

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
☐ SalesContract
☒ 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: **December 2, 2016**

Print: **Joseph A. Macon, III**

____ 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
04/20/2017 12:26:41 PM
\$22.00 CHERRY
20170420000134970

A handwritten signature in dark ink, appearing to read "Joseph A. Macon, III", is written over a horizontal line.