

After recording return to:
Title First Agency
2944 Fuller Ave
Grand Rapids, MI 49505
File No. 2037187

20180108000006460
01/08/2018 09:16:28 AM
QCDEED 1/4

Mail tax statements to:
Fredy Barragan
1612 Indian Springs Lane
Birmingham, AL 35242

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 10 6 23 0 001 020.077

2037187
17082895

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 23rd day of December, 2017, by and between **FREDY BARRAGAN, an unmarried man** and **ADIELA ARBOLEDA, an unmarried woman**, a mailing address of 1612 Indian Springs Lane, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **FREDY BARRAGAN, an unmarried man**, a mailing address of 1612 Indian Springs Lane, Birmingham, AL 35242, 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, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION. Assessed value: \$206,640.00
1/2 of Assessed value: \$103,320.00

Also known as: 1612 Indian Springs Lane, Birmingham, AL 35242

Prior deed reference: Recorded 12/05/2008, Document No. 20081205000458360

This conveyance is 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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 23 day of December, 2017.

Fredy Barragan
FREDY BARRAGAN

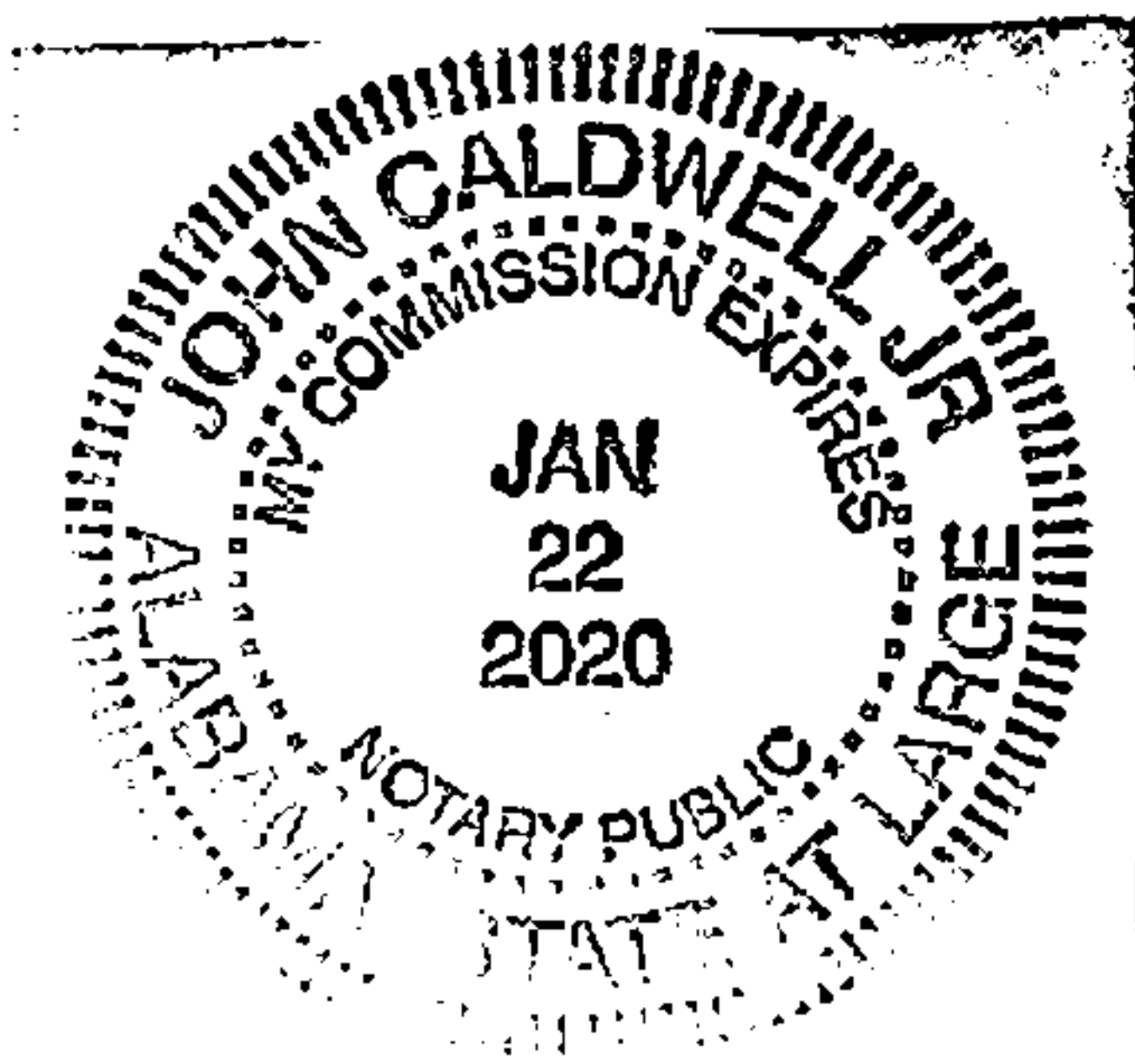
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Fredy Barragan, 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 23 day of December 2017

John Caldwell, Jr

NOTARY PUBLIC John Caldwell Jr
My commission expires: My Commission Expires
01/22/2020



IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 23 day of December, 2017.

Adiela Arboleda
ADIELA ARBOLEDA

STATE OF Alabama
COUNTY OF Shelby

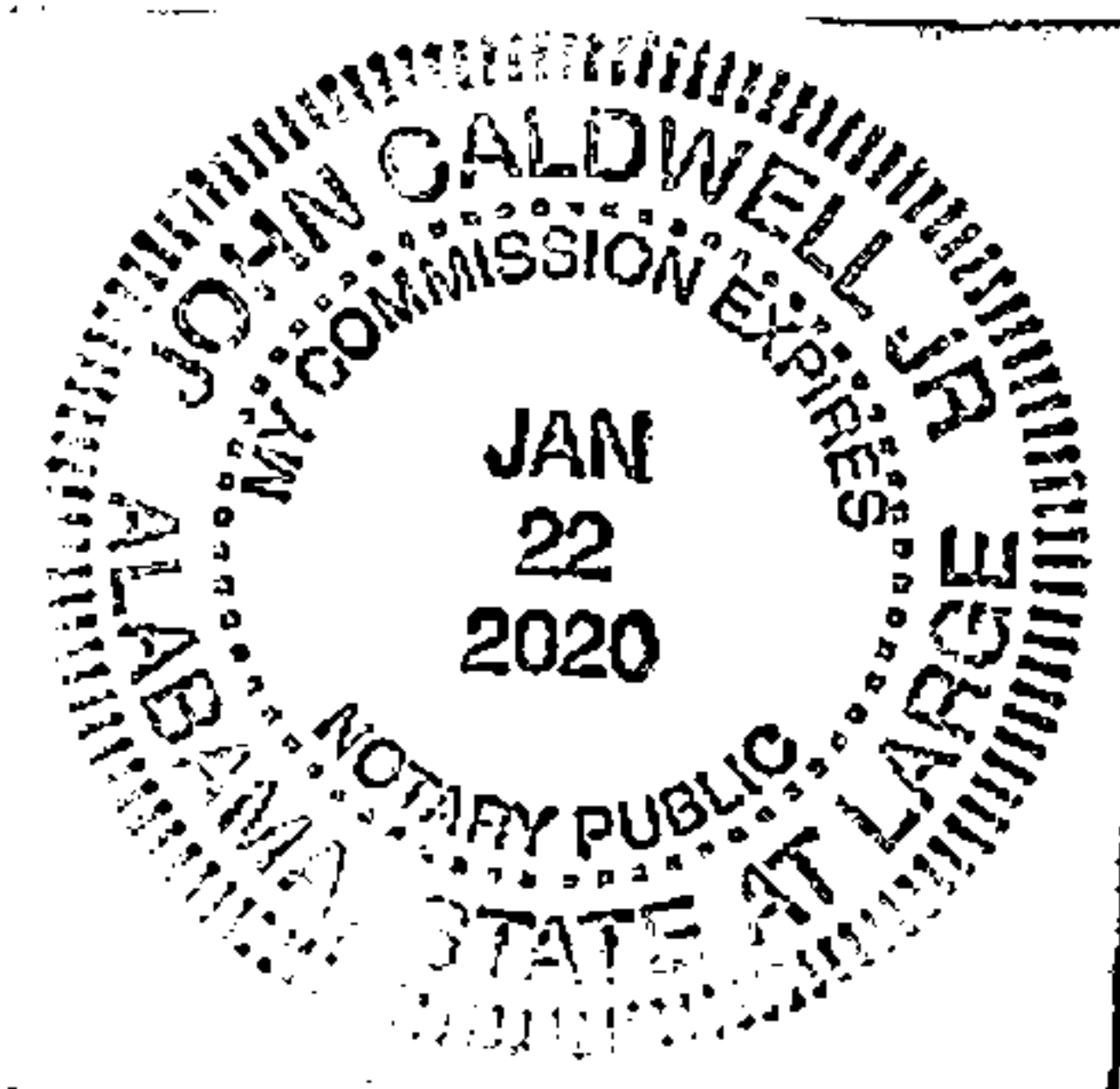
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Adiela Arboleda, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same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

Given under my hand and seal this the 23 day of December, 2017

John Caldwell, Jr.

NOTARY PUBLIC

My commission expires: John Caldwell Jr
My Commission Expires
01/22/2020



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.

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 55, ACCORDING TO THE SURVEY OF OAK RIDGE, 2ND SECTOR, AS RECORDED
IN MAP BOOK 10, PAGE 50 A AND B, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

PARCEL ID NO.: 10 6 23 0 001 020.077

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, A
CORPORATION, BY AND THROUGH SIROTE AND PERMUTT, P.C., AS ATTORNEY IN
FACT

GRANTEE: FREDY BARRAGAN, AND ADIELA ARBOLEDA

DATED: 11/21/2008

RECORDED: 12/05/2008

DOC#/BOOK-PAGE: 20081205000458360

PROPERTY COMMONLY KNOWN AS: 1612 INDIAN SPRINGS LANE, BIRMINGHAM,
AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2018 09:16:28 AM
\$127.50 CHERRY
20180108000006460

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.