

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a tax sale, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

This instrument prepared by:  
William S. Hereford  
Burr & Forman LLP  
420 N. 20<sup>th</sup> Street  
Suite 3400  
Birmingham, Alabama 35203

TITLE NOT EXAMINED  
Send Tax Notice To:

## QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, **MERCURY FUNDING, LLC** ("GRANTOR"), does hereby remise, release, and quitclaim unto **JOSHUA HARRIS** ("GRANTEE"), all of its right, title and interest, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL #: 13 8 34 3 002 001.000

LEGAL DESCRIPTION: BEG NE COR NW1/4 SEC 34 W1327.44 S390  
SE966.9 E128.73 N217.97 E415.51 N477.95 W130.09 TO POB

*Township 20 South*

*Range 3 West*

*See attached  
Exhibit A*

(the "Property").

This deed conveys any and all interests of Grantor in such Property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.

Given under my hand and seal, this 25<sup>th</sup> day of October 2019.

**MERCURY FUNDING, LLC**

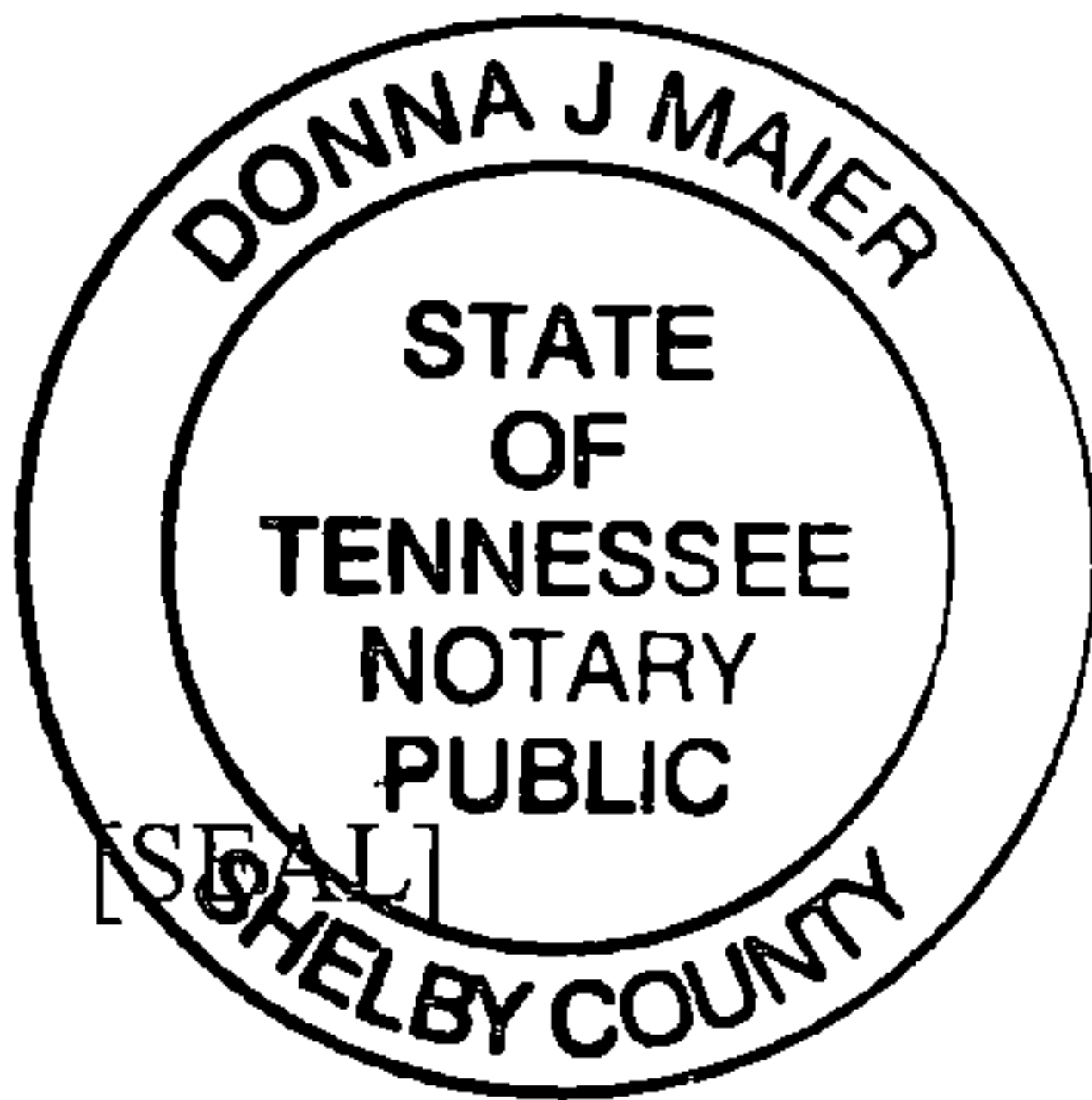
By: Michael Taylor  
Its: Manager


STATE OF TENNESSEE )

SHELBY COUNTY )

I, Donna J Maier, a Notary Public in and for said County, in said State, hereby certify that Michael Taylor, whose name as Manager for Mercury Funding, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he/she as such manager and with fully authority, executed the same voluntarily for and as the act of Mercury Funding, LLC.

Given under my hand and seal this 25 day of October 2019.



  
Notary Public  
My commission expires: 8-5-23



20200218000065710 2/4 \$344.50  
Shelby Cnty Judge of Probate, AL  
02/18/2020 01:14:06 PM FILED/CERT

# Exhibit A

Commence at the NE corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 89 degrees 58 minutes 19 seconds West, a distance of 1,327.44 feet to the NW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence S 01 degrees 38 minutes 41 seconds East, a distance of 390.00 feet; thence S 71 degrees 29 minutes 15 seconds East a distance of 966.90 feet; thence N 89 degrees 57 minutes 00 seconds East, a distance of 128.73 feet; thence N 00 degrees 03 minutes 59 seconds West a distance of 217.97 feet; thence N 89 degrees 56 minutes 56 seconds East a distance of 415.51 feet; thence N 01 degrees 45 minutes 29 seconds West, a distance of 275.82 feet to the southerly right-of-way of Arrowhead Drive; thence N 03 degrees 52 minutes 25 seconds West, a distance of 48.61 feet to the northerly right-of-way of Arrowhead Drive; thence N 01 degrees 02 minutes 09 seconds West and leaving said right-of-way, a distance of 153.52 feet; thence N 89 degrees 58 minutes 19 seconds West, a distance of 130.09 feet to the POINT OF BEGINNING. Containing 18.0 acres, more or less. SUBJECT TO any rights-of-way and/or easements that may be found in the Office of the Judge of Probate of Shelby County, Alabama.



20200218000065710 3/4 \$344.50  
Shelby Cnty Judge of Probate, AL  
02/18/2020 01:14:06 PM FILED/CERT

# 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  
Mailing Address 420 20th St. North  
Suite 3400  
Birmingham, AL 35203

Grantee's Name Joshua Harris  
Mailing Address 83 County Road 110  
Montevallo, AL  
35115

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or


Assessor's Market Value \$ 313,200.00

Shelby County, AL 02/18/2020  
State of Alabama  
Deed Tax: \$313.50

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  
☐ Other

  
20200218000065710 4/4 \$344.50  
Shelby Cnty Judge of Probate, AL  
02/18/2020 01:14:06 PM FILED/CERT

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 2/18/2020

Print Marna Bellande

Unattested

Sign Marna Bellande

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1