

AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE, SUITE 200
ROCKVILLE, MD 20855
File No. 123746

MAIL TAX STATEMENTS TO:
AUBREY THOMAS LUNSFORD
17436 HORSESHOE BEND
LOXLEY, AL 36651

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

Tax ID No.: 3307360000002.008

Mortgage Recorded Simultaneously

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/24/2014 11:07 AM
Deed Tax \$ 28.50
TOTAL \$ 47.50
4 Pages

1487236



1065

QUIT CLAIM DEED

THIS DEED made and entered into on this 17th day of Nov, 2014, by and between **AUBREY THOMAS LUNSFORD, A SINGLE MAN AND BEVERLY ANN LUNSFORD, A MARRIED WOMAN, JOINED BY HER SPOUSE, MARTIN LUNSFORD**, a mailing address of 17436 HORSESHOE BEND, LOXLEY, AL 36651, hereinafter referred to as Grantor(s) and **AUBREY THOMAS LUNSFORD AND MICHELLE LUNSFORD, HUSBAND AND WIFE**, a mailing address of 17436 HORSESHOE BEND, LOXLEY, AL 36651, 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, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in BALDWIN County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 17436 HORSESHOE BEND, LOXLEY, AL 36651

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 1401964, Recorded: 02/12/2014

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

/

Tax ID No.: 3307360000002.008

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

~~AUBREY THOMAS LUNSFORD~~

* See attached

Beverly Ann Lunsford
BEVERLY ANN LUNSDORD

Martin Lunsford
MARTIN LUNSFORD

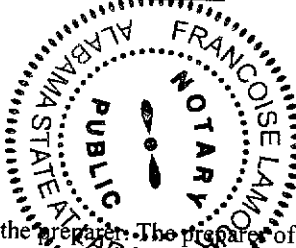
STATE OF AL
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said county and state, hereby certify that ~~AUBREY THOMAS LUNSFORD~~ AND BEVERLY ANN LUNSDORD AND MARTIN LUNSFORD, 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 17th day of NOV 2014

[Signature]
NOTARY PUBLIC

My commission expires: 10-1-16



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.

Tax ID No.: 3307360000002.008

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Aubrey Thomas Lunsford
AUBREY THOMAS LUNSFORD

BEVERLY ANN LUNSDORD

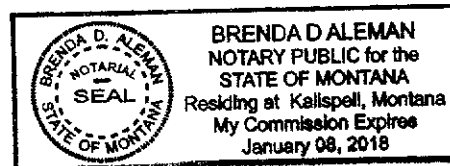
MARTIN LUNSFORD

STATE OF Montana
COUNTY OF Flathead

BDA I, the undersigned, a Notary Public in and for said county and state, hereby certify that AUBREY THOMAS LUNSFORD AND BEVERLY ANN LUNSDORD AND MARTIN LUNSFORD, 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 17th day of November, 2014.

Brenda D. Aleman
NOTARY PUBLIC
My commission expires: January 8, 2018



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

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF BALDWIN, STATE OF ALABAMA, TO-WIT:

FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 01 DEGREES 23 MINUTES 14 SECONDS WEST 568.11 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 59 MINUTES 01 SECONDS WEST 985.71 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 01 MINUTES WEST 198.01 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 01 MINUTES WEST 264.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 88 DEGREES 59 MINUTES 01 SECONDS WEST, 660.0 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 01 MINUTES EAST 264.0 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 58 MINUTES 01 SECONDS EAST 660 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.0 ACRES, MORE OR LESS. LESS AND EXCEPT THE WEST 30 FEET FOR PRIVATE ROAD RIGHT OF WAY.

TAX ID NUMBER: 33-07-36-0-000-002.008

BEING THE SAME PROPERTY AS TRANSFERRED BY SPECIAL WARRANTY DEED ON 02/11/2014 AND RECORDED 02/12/2014 FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS TO AUBREY THOMAS LUNS福德 AND BEVERLY ANN LUNS福德, NONE STATED, RECORDED IN DOCUMENT NUMBER 1401964.

PROPERTY COMMONLY KNOWN AS: 17436 HORSESHOE BEND, LOXLEY, AL 36551

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