



20130926000387920 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
09/26/2013 03:15:43 PM FILED/CERT

THIS QUITCLAIM DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

Send Tax Notice to:
Highway 31 Commercial Park, LLC
170 Jennifer Cove
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the **total sum of Twenty-Seven Thousand Six Hundred Fifty-Three and 71/100 Dollars (\$27,653.71)**, the amount of which can be verified by settlement statements, and other good and valuable consideration, to the undersigned

D J & S PROPERTIES, LLC,
an Alabama limited liability company,
having a mailing address of **2062 Columbiana Road, Vestavia Hills, Alabama 35216,**

(hereinafter referred to as "Grantor"), in hand paid by

HIGHWAY 31 COMMERCIAL PARK, LLC,
an Alabama limited liability company,
having a mailing address of **170 Jennifer Cove, Montevallo, Alabama 35115,**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE, QUITCLAIM AND CONVEY** unto the said Grantor all right, title and interest of Grantor in and to the following described real estate, and improvements and appurtenances thereto, situated in Shelby County, Alabama (**being unimproved property having no property address; the property is identified as Parcel # 28-2-09-0-001-030.000 and 28-2-09-0-001-030.001 by the Shelby County, Alabama Property Tax Commissioner**), to-wit:

Beginning at the SE corner of the NW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West; thence run North along said ¼ - ¼ line a distance of 331.86 feet; thence turn an angle of 92 deg. 05 min. 05 sec. Left and run a distance of 968.93 feet, more or less to the Easterly right of way of Hwy. #31; thence turn an angle of 82 deg. 06 min. 29 sec. left and run a distance of 340.26 (334.46 M) feet along said right of way; thence turn an angle of 98 deg. 12 min. 01 sec. (97 deg. 10 min. 13 sec. M) left and run a distance of 349.81 (348.46 M) feet; thence turn an angle of 86 deg. 09 min. 11 sec. (86 deg. 09 min. 44 sec. M) left and run a distance of 42.05 (42.17 M) feet; thence turn an angle of 89 deg. 50 min. 29 sec. (89 deg. 51 min. 02 sec. M) right and run a distance of 652.21 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

(NOTE: Source of Title - Tax Deeds recorded with the Judge of Probate of Shelby County, Alabama, on July 23, 2013, under Document Nos. 20130723000300330 and 20130723000300340.)

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

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, by and through its duly authorized representative, on this the 18th day of September, 2013.

"Grantor"

D J & S PROPERTIES, LLC

By: *Steven R. Davis*

Name: Steven R. Davis

Title: Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Steven R. Davis, whose name as Managing Member of D J & S Properties, LLC, an Alabama limited liability company, is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 18th day of SEPTEMBER, 2013.

[NOTARIAL SEAL]

Eleganeth P. M. Dough
Notary Public
My Commission Expires 11-18-16

This document prepared by:
Timothy D. Davis, Esq.
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