

20151221000433510 1/3 \$330.00  
Shelby Cnty Judge of Probate: AL  
12/21/2015 11:04:06 AM FILED/CERT

|  |   |
|--|---|
| <b>Grantor:</b><br>Master Access Controls, Inc.<br>110 Trade Center Drive<br>Birmingham, Alabama 35244 | <b>Property Address:</b><br>110 Trade Center Drive<br>Birmingham, Alabama 35244 |
| <b>Grantee:</b><br>McLemore Holdings, LLC<br>110 Trade Center Drive<br>Birmingham, Alabama 35244       | Date of Sale: September 18, 2015  |
|  | Total Purchase Price: \$10.00   |
|  | Purchase Price Verification: See deed below                                     |

THIS INSTRUMENT WAS PREPARED BY:  
John W. Tomlinson, Esq.  
The Tomlinson Firm, P.C.  
P.O. Box 131161  
Birmingham, AL 35213

SEND TAX NOTICE TO:  
McLemore Holdings, LLC  
110 Trade Center Drive  
Birmingham, Alabama 35244

#### CORPORATION FORM QUITCLAIM DEED

STATE OF ALABAMA        }  
                                      }  
COUNTY OF SHELBY        }        KNOW ALL MEN BY THESE PRESENTS:

Date: September 18, 2015

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Master Access Controls, Inc., an Alabama Corporation, (the "Grantor"), hereby remise, release, quitclaim, and convey to McLemore Holdings, LLC, an Alabama Limited Liability Company, (the "Grantee"), all of the Grantor's right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama:

Lot 12, according to the Survey of Riverchase Trade Center, as recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to:

Shelby County, AL 12/21/2015  
State of Alabama  
Deed Tax: \$310.00

20151221000433510 2/3 \$330.00  
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1. Advalorem taxes for the current tax year.

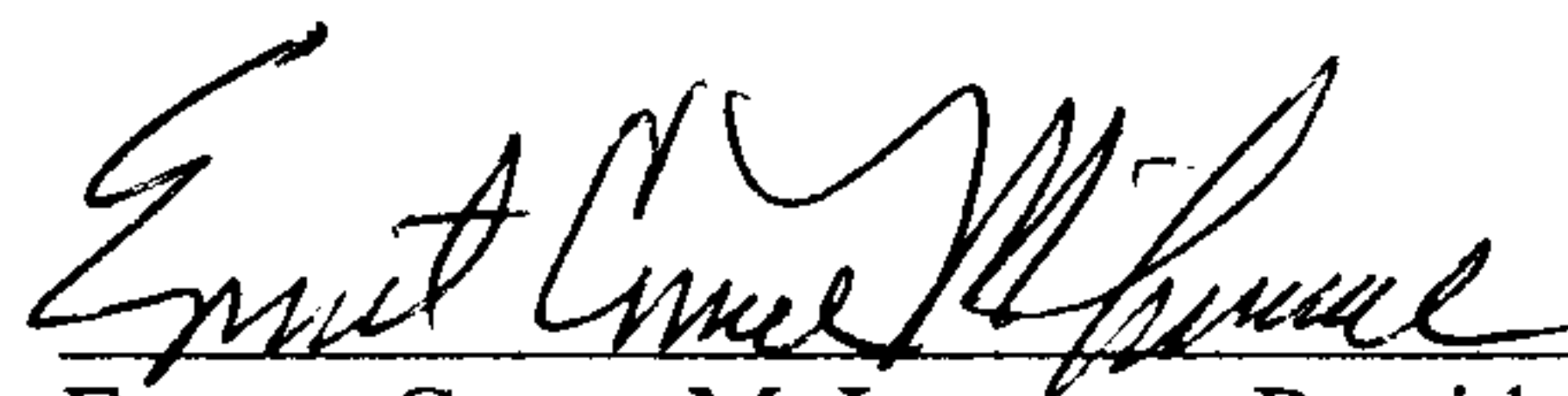
2. Easements, conditions, restrictions and reservations of record.

The property intended to be conveyed by this deed is known as 110 Trade Center Drive, Birmingham, Alabama, Shelby County, Alabama 35244, as the same is described in the Corporation Form Warranty Deed accepted by Grantor on November 12, 2013, and recorded November 19, 2013 as Document 20131119000453110, in the Probate Judge's office in Shelby County, Alabama.

This deed prepared without the benefit of a title search. Legal description provided by Grantor.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

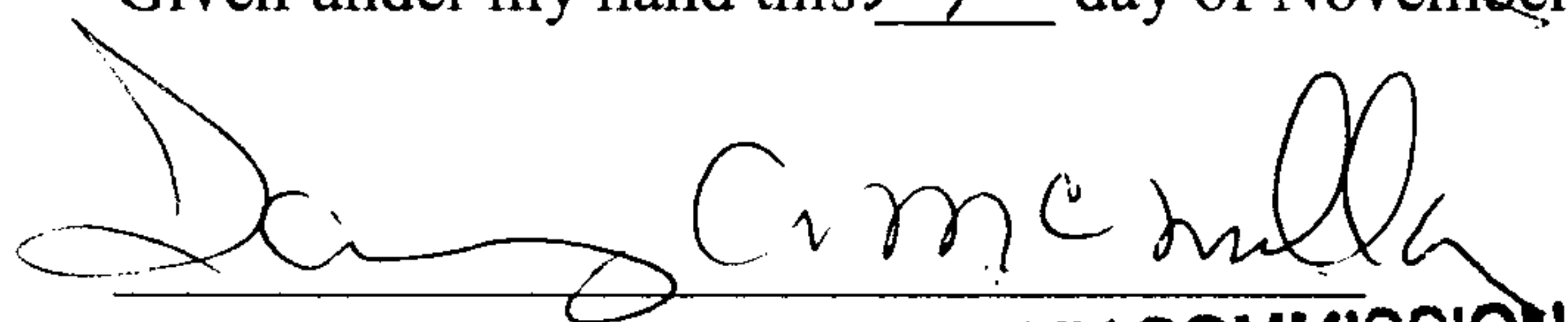
**IN WITNESS WHEREOF** the Grantor, Master Access Controls, Inc. an Alabama Corporation by Earnest Cruse McLemore, its President, who is authorized to execute this conveyance, has hereto set his signature and seals to this quitclaim deed the day and year above written.

 (SEAL)  
Ernest Cruse McLemore, President, Master Access Controls, Inc., Grantor

STATE OF ALABAMA           }  
   }  
COUNTY OF SHELBY       }

I, Tammy McMullen, a Notary Public in and for said County and State, hereby certify that Ernest Cruse McLemore, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 17 <sup>December</sup> day of ~~November~~, 2015.



Notary Public

My Commission Expires: \_\_\_\_\_

**MY COMMISSION  
EXPIRES  
9-07-2016**



# Real Estate Sales Validation Form

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

Grantor's Name MASTER ACCESS CONTROLS, INC  
Mailing Address 110772ND CENTER DRIVE  
B'HAM, AL 35244

Grantee's Name MELEMORE HOMES, LLC  
Mailing Address 110772ND CENTER DRIVE  
B'HAM, AL 35244

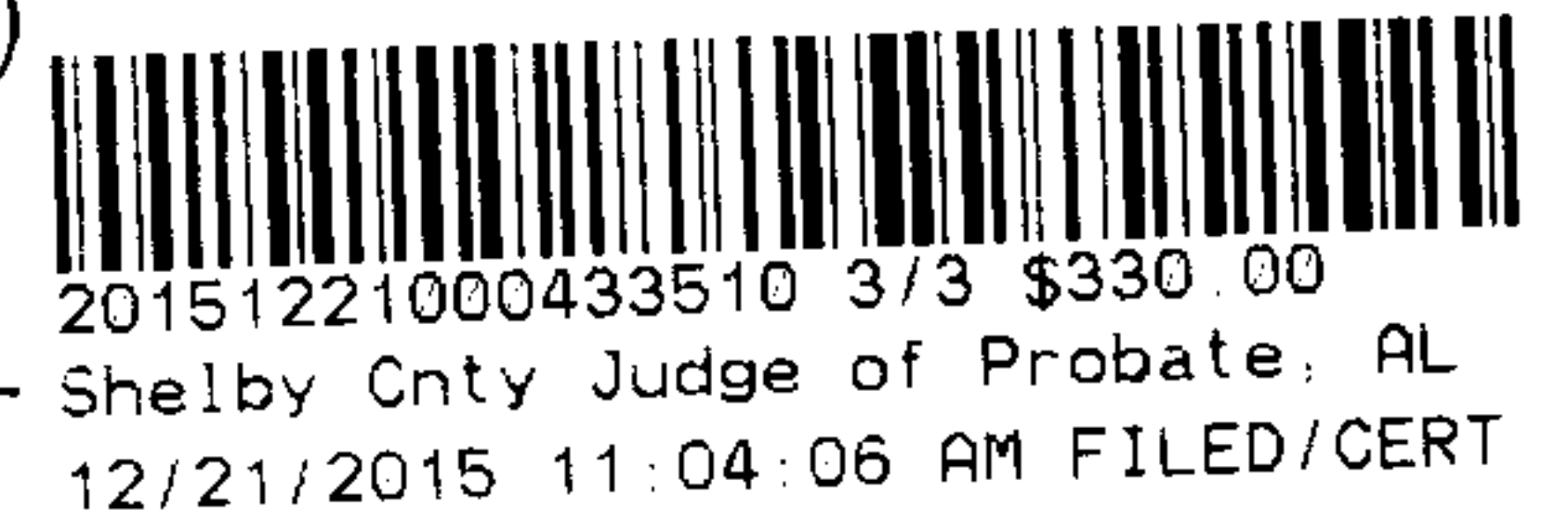
Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 309,940.00  
or  
Assessor's Market Value \$ \_\_\_\_\_

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



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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 \_\_\_\_\_

Print

E. CRAUSE MELEMORE

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one