

**THIS INSTRUMENT PREPARED BY:**

Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Benson Properties, LLC

QUIT CLAIM DEED

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TO CLEAR TITLE in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **NAP PROPERTIES, LLC, an Alabama limited liability company** (hereby referred to as "GRANTOR") hereby remises, releases, quit claims, grants, sells, and conveys unto **BENSON PROPERTIES, LLC, an Alabama limited liability company** (hereby referred to as "GRANTEE") its successors and assigns, all its rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:


Unit A-1, in Benson Greystone Centre, as established by that certain Declaration of Condominium of Benson Greystone Centre, which is recorded in Instrument 2001-40609, First Amendment to Declaration of Condominium as recorded in Instrument ~~#Inst~~ in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, said Plan being filed for record in map of Benson Greystone Centre recorded in Map Book 28, page 139, as amended by A Final As-Built Condominium Map for Benson Greystone Centre recorded in Map Book 49, Page 31, to which said Declaration of Condominium, the By-Laws of Benson Greystone Centre Condominium Owners Association is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit by said Declaration of Condominium of Benson Greystone Centre thereto.

ALSO TOGETHER WITH those certain easement rights granted by the Greystone Centre Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1998-15030, in the Probate Office of Shelby County, Alabama.

~~\* Inst #~~ 20180529000185370

Subject to the following:

- Restrictions, as shown by map of "Taylor Properties Addition to U.S. Highway No. 280", recorded in Map Book 23, page 47, in the Probate Office of Shelby County, Alabama.
- Restrictions, conditions, covenants and easement rights granted by the Greystone Centre Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1998-15030, in the Probate Office of Shelby County, Alabama.
- Mineral and mining rights and rights incident thereto recorded in Instrument 1996-42434, in the Probate Office of Shelby County, Alabama.
- Transmission line permit to Alabama Power Company, as recorded in Deed Book 131, page 177 and Deed Book 111, page 408, in the Probate Office of Shelby County, Alabama.
- Right of way to Shelby County, recorded in Deed Book 95, page 503, in the Probate Office of Shelby County, Alabama.
- Right of way to the State of Alabama, recorded in Deed Book 295, page 520, in the Probate

  
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Office of Shelby County, Alabama.

- Subject to a right of way 30 feet in width as set out in Deed Book 183, page 434, in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company recorded in Instrument 20040102000000330, in the Probate Office of Shelby County, Alabama.
- Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium for Benson Greystone Centre which is recorded in Instrument 2001-40609, First Amendment to Declaration of Condominium as recorded in Instrument \_\_\_\_\_ and in the Bylaws of Benson Greystone Centre Condominium Owners Association are attached as Exhibit "D" thereto, in said Probate Office of Shelby County, Alabama.
- Taxes for the current year.

This instrument is executed as required by the Articles of Organization and operational agreement of said limited liability company and same have not been modified or amended.


This quit claim deed is given to clear title to the property due to the recording of the Final As-Built Condominium Map of Benson Greystone Centre as recorded in Map Book 49, Page 31 which changed the Unit designation and size from Unit A to Unit A-1.

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

IN Witness Whereof, the undersigned Grantor through its duly authorized Managing Member has executed this quit claim deed on this 10<sup>th</sup> day of May, 2018.

NAP PROPERTIES, LLC

  
Witness

By:   
Albert J. Trousdale, II, Managing Member


STATE OF ALABAMA       }  
LAUDERDALE COUNTY    }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert J. Trousdale, II, whose name as Managing Member of NAP Properties, LLC, an Alabama limited liability company, 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 the conveyance, he as such managing member, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10<sup>th</sup> day of May, 2018.

  
NOTARY PUBLIC

My Commission Expires: 1/21/19

  
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# Real Estate Sales Validation Form

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

Grantor's Name NAP Properties, LLC

Grantee's Name

Benson Properties, LLC

Mailing Address 113 E. Tennessee Street  
Florence, AL 35630

Mailing Address 850 Corporate Pkwy Ste.106  
Birmingham, AL 35242

Property Address 5530 Highway 280, Unit A-1  
Birmingham, AL 35242

Date of Sale May 10, 2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 522,100.00

TO CLEAR TITLE NO TAX TO BE COLLECTED

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/ Assessor's Appraised Value  
☐ Other - property tax redemption

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

Print Clayton T. Sweeney, Attorney At Law

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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