

NOTE: 100% OF THE CONSIDERATION FOR THE
CONVEYANCE HEREIN IS MADE PURSUANT
TO A LOAN SECURED BY A MORTGAGE
RECORDED SIMULTANEOUSLY HEREWITH

Send tax notice to:

Scotty Properties, LLC
2785 Pelham Parkway
Pelham, Alabama 35124

This Instrument Prepared By:
Phillip G. Stutts, Esq.
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203



20190814000295430 1/6 \$36.00
Shelby Cnty Judge of Probate, AL
08/14/2019 01:12:35 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

THIS QUITCLAIM DEED executed and delivered this 9th day of August, 2019 by **T&B Investments, Inc.**, an Alabama corporation, whose address is 3185 Bradford Place, Birmingham, Alabama 35242, **Roger Massey, as Sale Co-Trustee of the Thornton Family Trust**, a Testamentary Trust created under the Will of A.R. Thornton, Jr., deceased, Probate Case No. S8922, Etowah County, whose address is 3185 Bradford Place, Birmingham, Alabama 35242, and **Lucy Nell Thornton Harris a/k/a Lucy Nell Thornton Miles**, an unmarried woman, whose address is 26339 Martinique Drive, Orange Beach, Alabama 36561, and **Patrick Earl Warren, personal representative of the estate James Frederick Thornton deceased, Shelby County Probate Case No. 2019-395**, whose address is 3038 New Cut Road, Lexington, North Carolina 27292 (collectively, the "Grantor"), to **SCOTTY PROPERTIES, LLC**, an Alabama limited liability company, whose address is 2785 Pelham Parkway, Pelham, Alabama 35124 (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, transfer and quitclaims unto the Grantee, the following described real estate situated in Shelby County, Alabama, **having an address of 2785 Pelham Parkway, Pelham, Alabama 35124**; to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD, to the said Grantee, its heirs, representatives, successors and assigns, forever.

NOTE: The Property is not the homestead of the Grantors or any of their spouses.

IN WITNESS WHEREOF, the Grantor has caused this ^{Quitclaim} ~~Statutory Warranty~~ Deed to be delivered this 11th day of July, 2019.

GRANTOR:

T&B INVESTMENTS, INC.

By: Roger Massey
Name: Roger Massey
Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Roger Massey**, whose name the President of T&B Investments, Inc., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority executed the same for and as the act of said corporation.

Given under my hand and official seal this 11th day of July, 2019.

Suzanne D. Paulson
Notary Public
My Commission Expires: 12/16/21

[NOTARIAL SEAL]

GRANTOR:

Roger Massey
Roger Massey, Sale Co-Trustee of the Thornton Family Trust

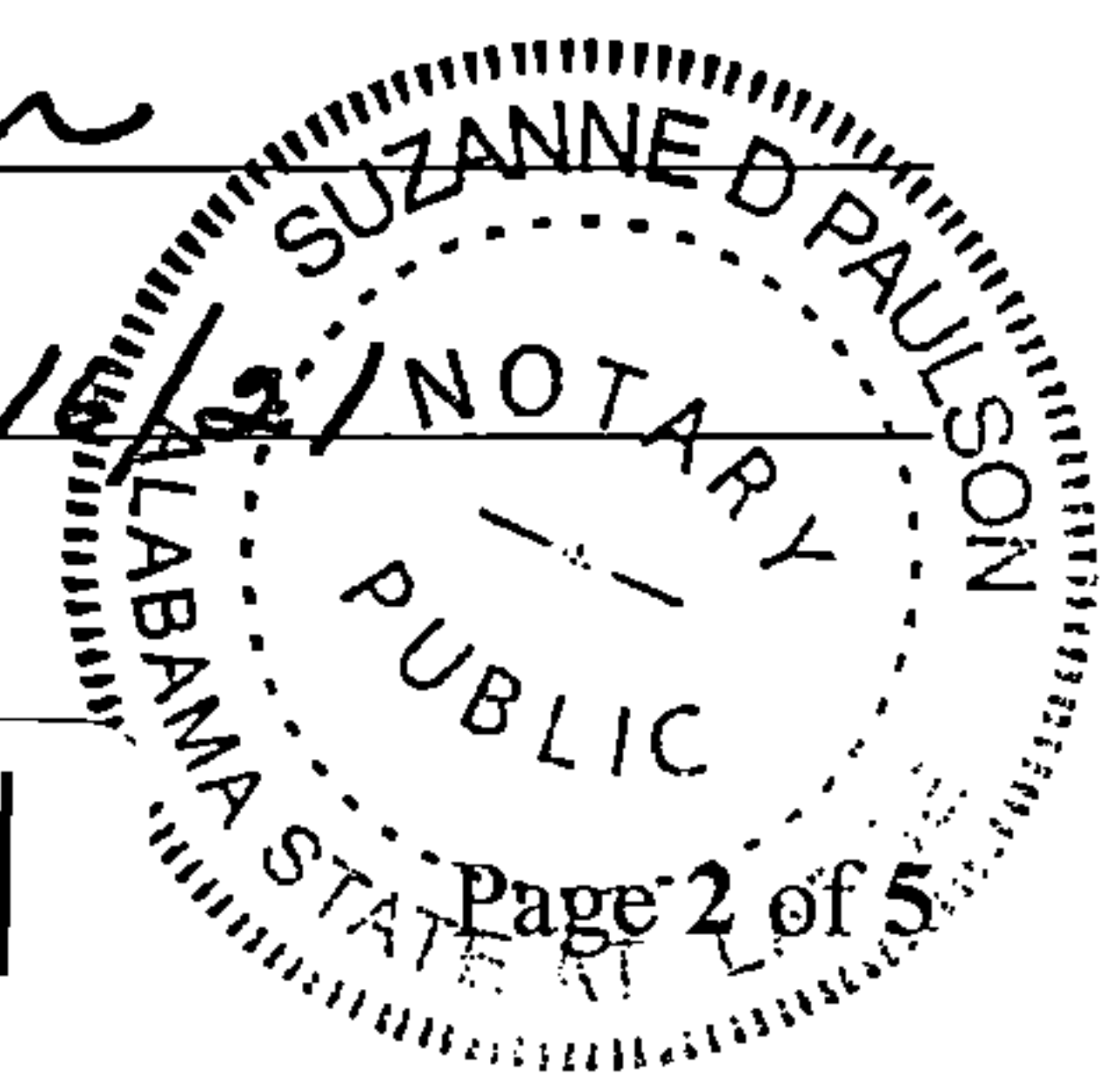
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Roger Massey**, whose name as Sale Co-Trustee of the Thornton Family Trust, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity and with full authority executed the same for and as the act of said Trust.

Given under my hand and official seal this 11th day of July, 2019.

Suzanne D. Paulson
Notary Public
My Commission Expires: 12/16/21

[NOTARIAL SEAL]



GRANTOR:

Patrick Earl Warren

Patrick Earl Warren, personal representative
of the estate James Frederick Thornton

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Patrick Earl Warren, personal representative of the estate James Frederick Thornton**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he voluntarily executed the on the day same bears date.

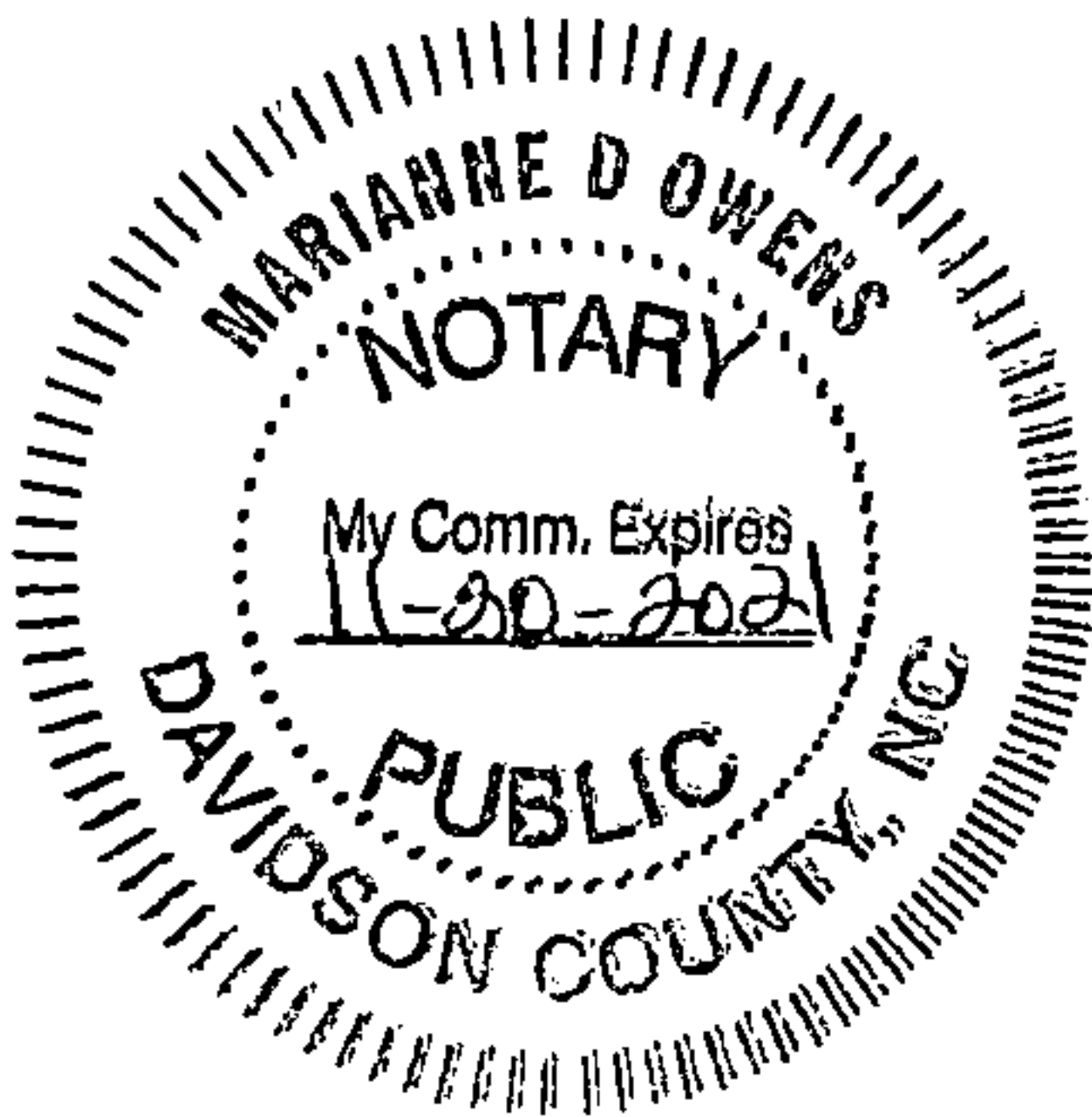
Given under my hand and official seal this 9th day of July, 2019.

Marianne D. Owens

Notary Public

My Commission Expires: 11-20-2021

[NOTARIAL SEAL]



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GRANTOR:


Lucy Nell Thornton Miles a/k/a Lucy Nell Thornton
Harris

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Lucy Nell Thornton Miles a/k/a Lucy Nell Thornton Harris**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she voluntarily executed the on the day same bears date.

Given under my hand and official seal this 11 day of July, 2019.



Notary Public

My Commission Expires: 10/15/22

[NOTARIAL SEAL]

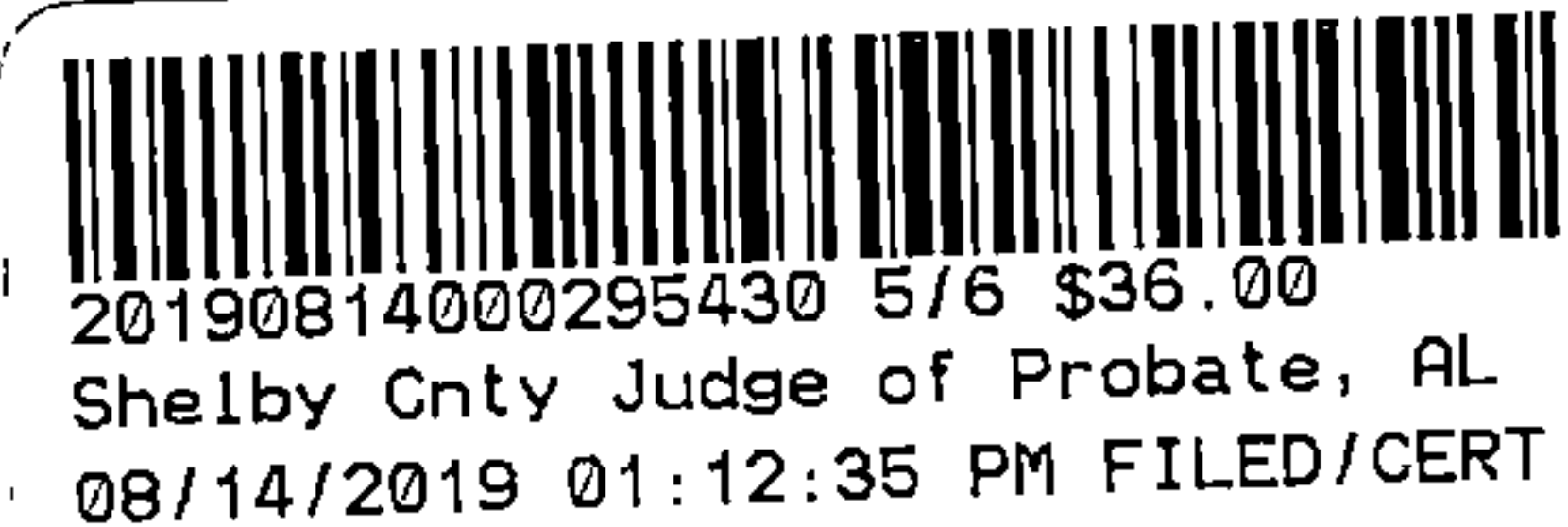


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Exhibit A
Legal Description

A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West; thence run Westerly along the South boundary line of the said Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West for 873.08 feet to the current easterly right-of-way of U.S. Highway 31; thence turn an angle of $115^{\circ}33'54''$ to the right and run Northeasterly along the said current easterly right-of-way for 490.02 feet, thence leaving said current easterly right-of-way turn an angle of $83^{\circ}47'33''$ to the right and run Southeasterly for 190.53 feet; thence turn an angle of $19^{\circ}21'26''$ to the left and run Easterly for 472.02 feet to a point lying on the East line of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West; thence turn an angle of $88^{\circ}30'44''$ and run Southerly along said East line for 379.02 feet to the point of beginning.



This Quitclaim is being recorded to clear title.

Real Estate Sales Validation Form

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

Grantor's Name T&B Investments, Inc., et al.
Mailing Address 3185 Bradford Place
Birmingham, Alabama 35242

Grantee's Name Scotty Properties, LLC
Mailing Address 2785 Pelham Parkway
Pelham, AL 35124


Property Address 2785 Pelham Parkway
Pelham, Alabama 35124

Date of Sale August 8, 2019
Total Purchase Price \$ 1,300,000.00
or
Actual Value \$
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


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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 August 13, 2019

☐ Unattested

(verified by)

Print

Sign

Crystal H. Holmes



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1