

This Instrument Prepared By:
LYNN BYRD, ESQ.
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30097
File No. CONREX-QCD

Send Tax Notices to:
BSFR TRS III LLC
997 MORRISON DRIVE STE 402
CHARLESTON, SC 29403

QUIT CLAIM DEED

THIS QUITCLAIM DEED, Executed this 17 day of November, 2023 by first party **BSFR III OWNER I LLC**, whose address is 997 MORRISON DRIVE STE 402, CHARLESTON, SC 29403, (hereinafter referred to as the "Grantor") to second party, **BSFR TRS III LLC** whose address is 997 MORRISON DRIVE STE 402, CHARLESTON, SC 29403, (herein after referred to as the "Grantee"), that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and/or other good and valuable consideration paid by the said second party, the receipt of which is hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey to the said Grantees the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 34, according to the Survey of Saint Charles Place Jackson Square Phase Two – Sector One, as recorded in Map Book 18, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

APN: 13-5-21-2-000-005.014
Property Address: 518 BARONNE STREET, HELENA, AL 35080

This instrument was prepared without the benefit of a title examination.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to the said Grantees forever.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and signature to this instrument of conveyance on this 17 day of November, 2023.

Witness (If Applicable)

BSFR III OWNER I LLC

By: Abby Bottomley
Name: Abby Bottomley

By: [Signature]
Name: Devin Cass
Title: Authorized Signatory

State of South Carolina)
County of Charleston)

I, Kaitlyn Parry, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Devin Cass, whose name as authorized signatory (title) of **BSFR III OWNER I LLC**, a 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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **BSFR III OWNER I LLC** on the same day bears date.

Given under my hand (and official seal of office) this 17 day of Nov, 2023

[Signature]
Notary Public
My commission expires: Sept 21, 2027



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name BSFR III Owner LLC
 Mailing Address 997 Morrison Dr. Suite 402
Charleston, SC 29403

Grantee's Name BSFR TRS III LLC
 Mailing Address 997 Morrison Dr. Suite 402
Charleston, SC 29403

Property Address 578 Baronne St.
Helena, AL 35080

Date of Sale 11/17/2023
 Total Purchase Price \$ 10.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 229,300.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/27/2023 02:32:22 PM
 \$257.50 BRITTANI
 20231127000343360

Alvin S. Byrd

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 ☐ Appraisal
☐ Sales Contract ☒ Other Common Owner Transfer
☐ Closing Statement

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 11/17/2023

Print Denia Cass

☐ Unattested

[Signature]
 (verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1