

This instrument was prepared by:
J. Clayton Davie, Jr., Esq.
900 Woodfern Court
Birmingham, AL 35244

Send tax notice to:
Joseph Todd Davie
1030 Dunnavant Place
Birmingham, AL 35242

QUITCLAIM DEED TO QUIET OR PERFECT TITLE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the separate, several, and collective express agreements by the TODD DAVIE 2004 IRREVOCABLE TRUST (hereinafter referred to as GRANTEE), it's duly authorized and lawful TRUSTEE and all successor trustees, and JOSEPH TODD DAVIE, in his individual and beneficiary capacities (all of whom hereinafter whether individually, separately, and/or collectively are referred to as INDEMNITORS) to release, discharge, and to fully defend, indemnify, and hold harmless JAMES CLAYTON DAVIE, JR. (hereinafter referred to as GRANTOR) from and against any and all claims, demands, causes or rights of action, costs, expenses, charges, levies, and/or taxes of all and every nature whatsoever asserted by or through any person, party, firm, including, but not limited to, any trustee, beneficiary, and/or political or governmental agency, all without limitation whatsoever, the understanding, acknowledgment and acceptance of which being immediately effective upon the receipt and acceptance of this Quitclaim Deed by the GRANTEE, its beneficiary, its Trustee, and/or any INDEMNITOR, the GRANTOR does relinquish, release, and waive any interest in the real property described herein-below in his individual and/or representative capacity, or as trustee with respect to GRANTEE'S interests in said property, and the GRANTOR hereby releases, remises, quitclaims, grants, sells and conveys to the TODD DAVIE 2004 IRREVOCABLE TRUST all of his right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: E1/2 OF SE1/4; all that part of E1/2 of W1/2 of SE1/4 and all that part of NW1/4 of NW1/4 of SE1/4 lying South of center line of Highway 43, also known as Bear Creek Road; said land being located in Section 1, Township 19 South, Range 1 West; Shelby County, Alabama.

PARCEL II: Commence at the SE corner of the SW1/4 of the SE1/4 of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed West along the South boundary of said Section for a distance of 606.11 feet to the point of beginning. From this beginning point continue West along the South boundary of said Section 1 for a distance of 100 feet; thence turn an angle of 86 degrees 29 minutes to the right and proceed North for a distance of 586.89 feet ; thence turn an angle of 86 degrees 29 minutes to the left and proceed West for a distance of 100 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed South for a distance of 646.89 feet; thence turn an angle of 86 degrees 29 minutes to the left and proceed East for a distance of 200 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed North for a distance of 60 feet to the point of beginning.

APPROXIMATELY +/- 125 ACRES.

Subject to any and all outstanding and future ad valorem taxes and to all easements, restrictions, and rights-of-way of record. This conveyance is made free and clear of any mortgage.

TO HAVE AND TO HOLD the Property unto GRANTEE forever.

Given under my hand and this 12 day of January, 20 13.

J. Clayton Davie, Jr.
James Clayton Davie, Jr.

STATE OF ALABAMA

COUNTY OF SHELBY

[Signature], a Notary Public in and for said County, in said State, hereby certify that James Clayton Davie, Jr., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of January, 20 13.

20130205000049800 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/05/2013 11:09:57 AM FILED/CERT

Notary Public

Commission Exp 10/24/14

Real Estate Sales Validation Form

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

Grantor's Name James Clayton Davis, Jr.
Mailing Address Birmingham, AL

Grantee's Name The Todd Davis 2004
Mailing Address Irrevocable Trust
1031 Dunnevant Pl.
B'ham, AL 35242

Property Address Undeveloped

Date of Sale 1-12-13
Total Purchase Price \$ ~~8,300.00~~ 00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 8,300.00



20130205000049800 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/05/2013 11:09:57 AM FILED/CERT

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 Property Tax Assd. Value

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 2-5-2013

Print Billie McCarty

☐ Unattested

Sign Billie McCarty

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1