

**THIS INSTRUMENT PREPARED BY:**  
Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
Elizabeth Lea Underwood  
577 Shoal Ridge Drive  
Leeds, AL 35094

QUIT CLAIM DEED

**State of Alabama**        }  
                                          :  
**County of Shelby**        }

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Southern Land Partners, LLC, an Alabama limited liability company**, (hereinafter referred to as "GRANTOR"), hereby remises, releases, quit claims, grants, sells, and conveys unto **Elizabeth Lea Underwood**, (hereinafter referred to as "GRANTEE"), all its rights, title, interest, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence N85°56'12"W along the North line of said quarter-quarter, a distance of 243.76' to the POINT OF BEGINNING; thence S 82°20'29" W a distance of 74.96' to a 1/2" rebar; thence S 79°03'55" W a distance of 266.01' to a 1/2" rebar; thence S 87°04'00" W a distance of 224.50' to a 1/2" rebar; thence N 84°31'40" W a distance of 255.13' to a 1/2" rebar; thence N 73°08'35" W a distance of 344.38' to a 1/2" rebar; thence N 27°03'53" E a distance of 31.38' to the North line of said quarter-quarter; thence S 85°56'12" E along said quarter-quarter line, a distance of 1131.80' to the POINT OF BEGINNING.

Containing 1.95 acres, more or less.

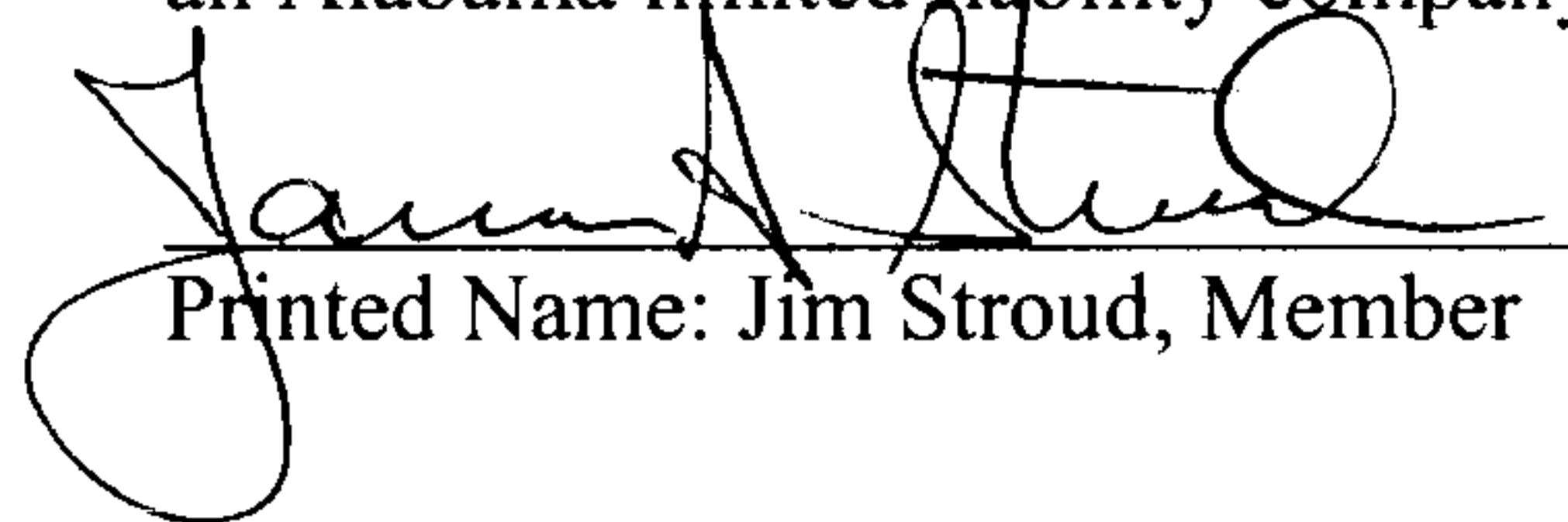
Subject to:

Advalorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under his hand and seal, this 20<sup>th</sup> day of March, 2013.

Southern Land Partners, LLC  
an Alabama limited liability company

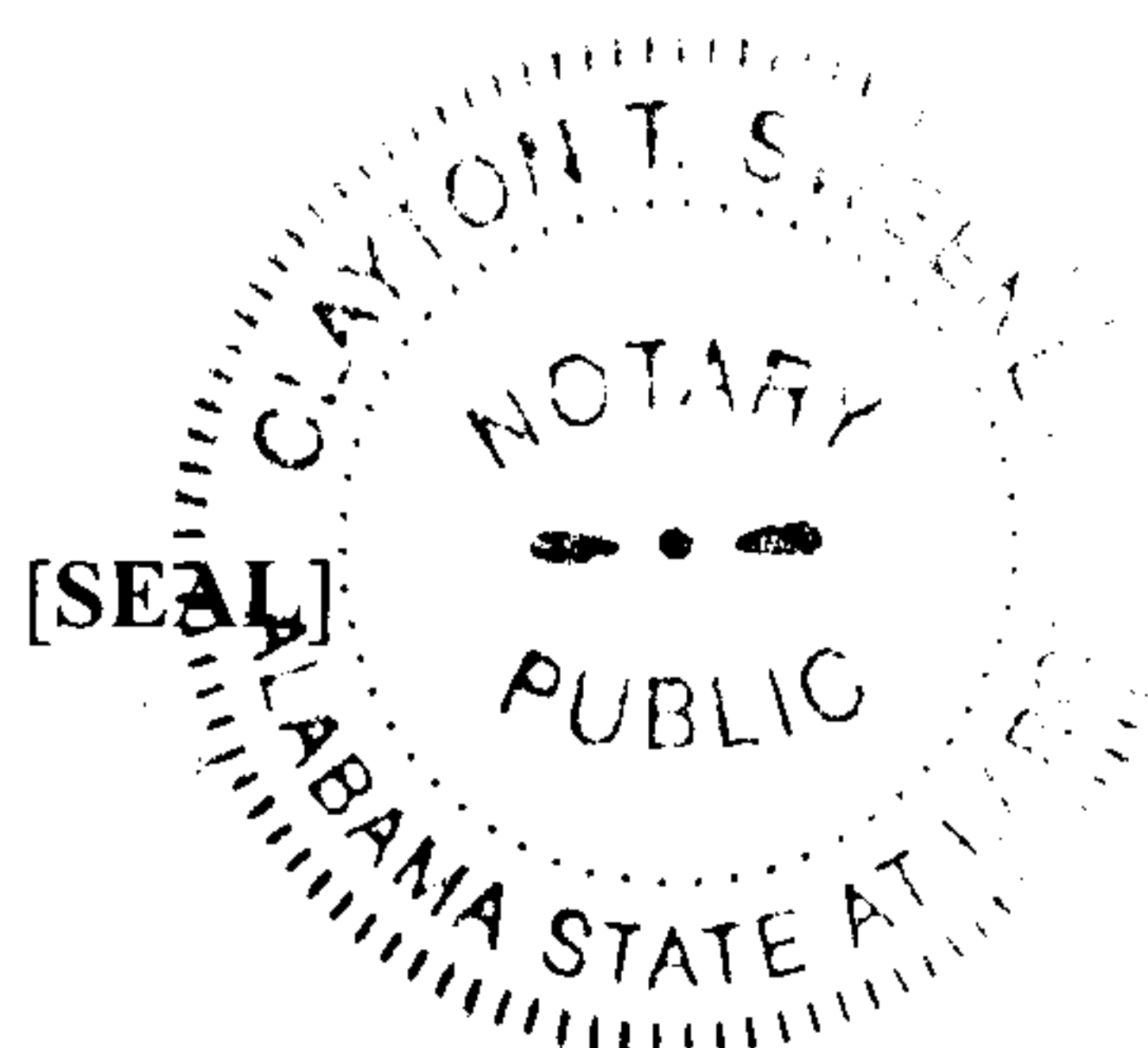
  
Printed Name: Jim Stroud, Member

\_\_\_\_\_  
Witness

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jim Stroud, whose name as Member of Southern Land Partners, LLC, an Alabama limited liability company, 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, in his capacity as such Member, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 20<sup>th</sup> day of March, 2013.



\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6-5-2015

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Southern Land Partners, LLC
Mailing Address 2500 Acton Road
Birmingham, AL 35243

Grantee's Name Elizabeth Lea Underwood
Mailing Address 577 Shoal Ridge Drive
Leeds, AL 35094

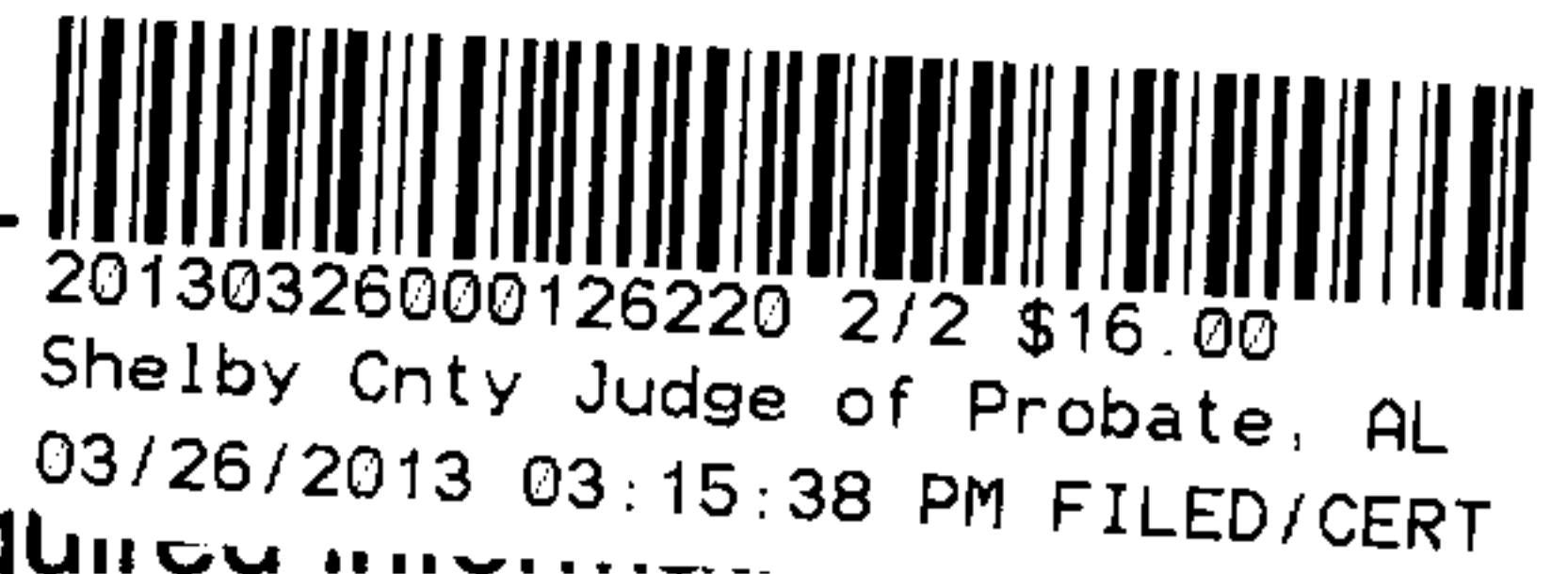
Property Address Lot 7, Shoal Ridge
Shelby County, Alabama
577 Shoal Ridge Drive
Leeds, AL 35094

Date of Sale March 20, 2013
Total Purchase Price \$
or Recording tax collected on warranty deed recorded simultaneously herewith.
Actual Value \$
or TO CLARIFY LEGAL
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
[X] Closing Statement

- Appraisal
Other



If the conveyance document presented for recordation contains all of the required information 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

Southern Land Partners, LLC
Print by Jim Stroud, Member

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)