

Prepared by and return to:
Scott M. Smith
McRae, Stegall, Peek, Harman,
Smith & Manning, LLP
Post Office Box 29
Rome, Georgia 30162

SEND TAX NOTICE TO:
Larry C. Martin, Trustee
201 Broad Street
Suite 200
Rome, Georgia 30161

TITLE NOT EXAMINED

QUIT CLAIM DEED

STATE OF GEORGIA, Floyd County.

THIS INDENTURE, made the ____ day of October, 2014, between **Larry C. Martin, a/k/a Larry Martin**, of the County of Floyd and State of Georgia, a single man, as party or parties of the first part, hereinafter called Grantor, and **Larry C. Martin as Plan Administrator (Trustee) of the Martin Grantor Trust, created under Larry C. Martin's Plan of Reorganization dated August 24, 2014**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, Grantor commenced a Chapter 11 Bankruptcy case in the Northern District of Georgia, Rome Division, bearing case number 12-43528-MGD, and, as part of the case, on August 25, 2014, the U.S. Bankruptcy Court entered an order ("Order") confirming "Larry C. Martin's Plan of Reorganization dated August 24, 2014" (the "Plan"), a certified copy of the Order and Plan being recorded on or about the date hereof in the office of the Judge of the Probate Court of Shelby County, Alabama; and

WHEREAS, the Plan called for the creation of the Grantee and the transfer of certain properties from Grantor to Grantee; and

WHEREAS, Grantor and Grantee wish to carry out the terms of the Plan; and

WHEREAS, the Plan provides that no stamp, transfer, or other similar taxes would be due

on the recording of this deed.

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and as provided for in the Plan has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All real property and property rights that Grantor may own within Shelby County, Alabama, including, but not limited to, those certain separate tracts and parcels of land identified on Exhibit "A," attached hereto and made a part hereof.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging, subject to the terms of the Plan and the rights of Claimants or Lienors as defined therein, including those rights under "Dirt for Debt," as that term is defined in the Plan.

Subject property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD the said described premises, together with all appurtenances thereto belong, to the only use of Grantee, in as ample a manner only as Grantor has and holds the same.

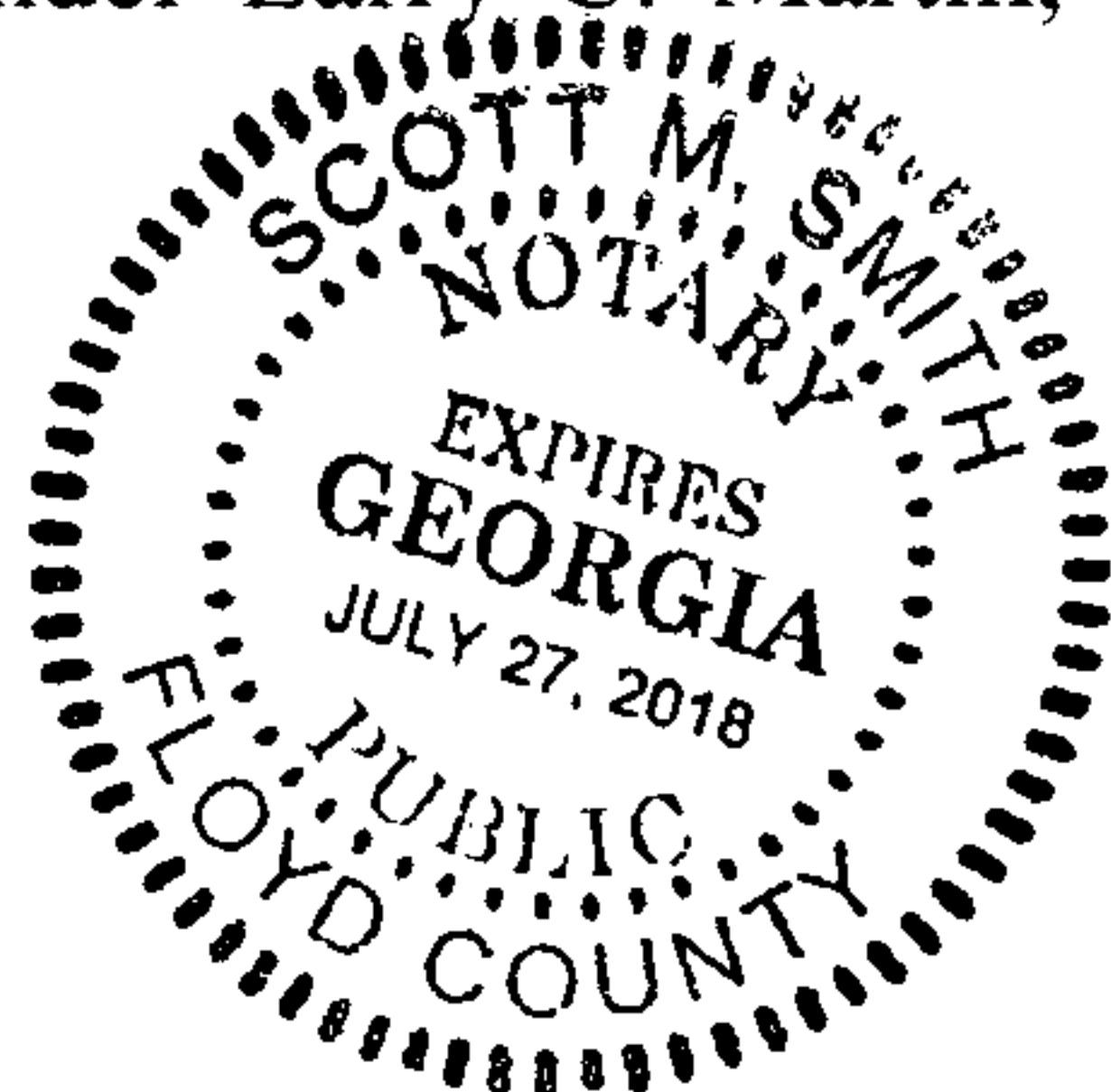
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

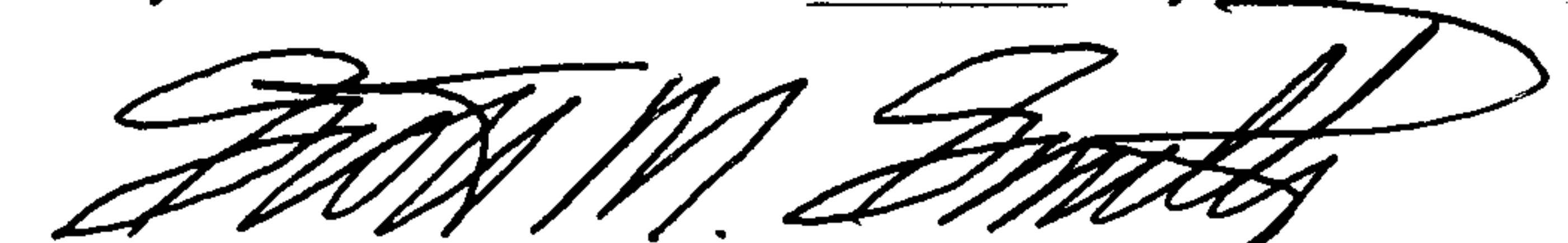
 (Seal)
LARRY C. MARTIN,
a/k/a LARRY MARTIN


STATE OF GEORGIA, FLOYD COUNTY.

I, Scott M. Smith, a Notary Public in and for said County and State, hereby certify that **Larry C. Martin, a/k/a Larry Martin**, 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 **Larry C. Martin, a/k/a Larry Martin** executed the same voluntarily on the day the same bears date.

Given under Larry C. Martin, a/k/a Larry Martin's hand this _____ day of October, 2014.




NOTARY PUBLIC
FLOYD COUNTY, GEORGIA


20141204000380740 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
12/04/2014 08:26:30 AM FILED/CERT

MARTIN
PROPERTY 256

EXHIBIT "A"
LOAN NO. A6100720
DATED: October 30, 2006

A tract of land situated within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North 00 degree(s) 04 minute(s) 56 second(s) East along the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 541.25 feet to a point; thence run North 55 degree(s) 42 minute(s) 20 second(s) East for a distance of 600.66 feet to a point on the Northwestern right-of-way margin of Alabama Highway # 119 said point being the true point of beginning; thence run North 44 degree(s) 27 minute(s) 33 second(s) West for a distance of 349.80 feet to a point on the South right-of-way margin of Cahaba Valley Parkway; thence run North 66 degree(s) 06 minute(s) 04 second(s) East along said right-of-way margin for a distance of 424.84 feet to a point on the West right-of-way margin of Interstate Highway 65 Service Road; thence run South 05 degree(s) 49 minute(s) 19 second(s) West along said right-of-way margin for a distance of 350.00 feet to a point on the Northwestern right-of-way margin of Alabama Highway # 119; thence run South 55 degree(s) 42 minute(s) 20 second(s) West for a distance of 130.65 feet to a point and back to the true point of beginning.

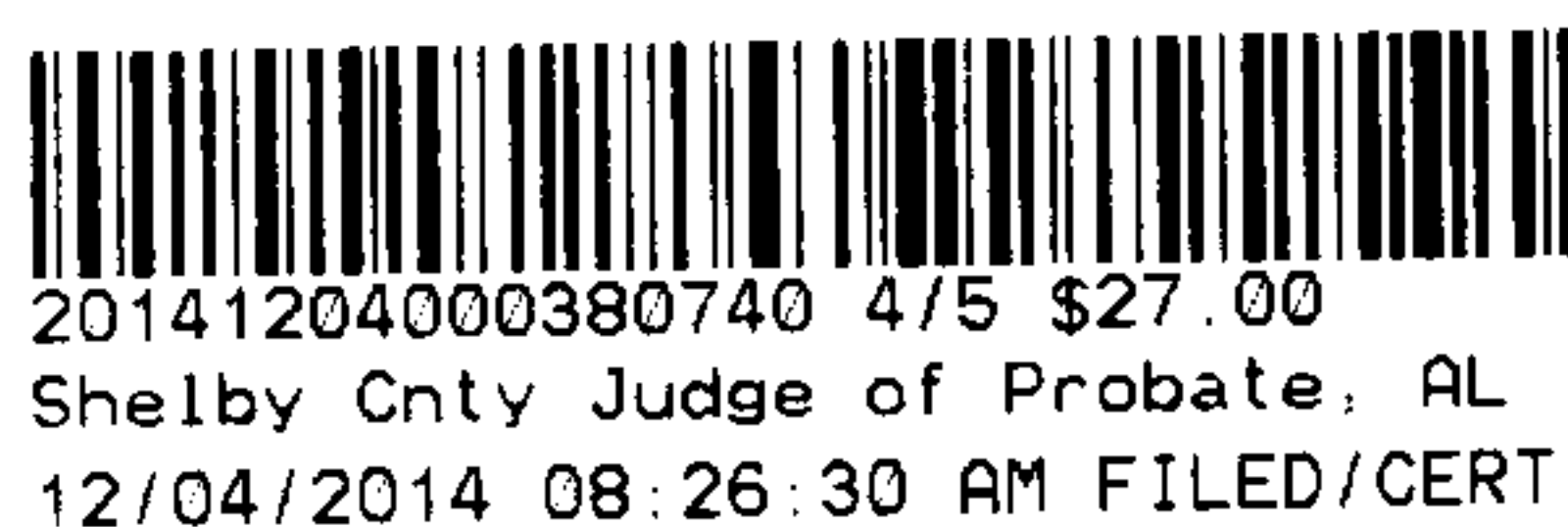


20141204000380740 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
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MARTIN
PROPERTY 256

Commence at the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, T-19-S, R-2-W and run North 00 degrees 04 minutes 56 seconds East along the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 541.25 feet; thence run North 55 degrees 42 minutes 20 seconds East a distance of 600.66 feet, more or less, to an existing capped iron marked SURVCONN9049 and the Point of Beginning, said point being on the Northwestern right-of-way line of Alabama Highway #119 and the paved service road along said highway. From said Point of Beginning continue North 55 degrees 42 minutes 20 seconds East along said right-of-way line a distance of 130.65 feet to an iron pin set (1/2" rebar with cap stamped JBW&T INC. CA0046LS) on the Westerly right-of-way line of I-65 and the paved service road along side said I-65; thence run North 05 degrees 49 minutes 19 seconds East along said right-of-way line a distance of 350.00 feet to an existing PK nail in asphalt on the southeasterly right-of-way line of Cahaba Valley Parkway East; thence run South 66 degrees 06 minutes 04 seconds West along said right-of-way line a distance of 424.84 feet to an existing capped iron marked CA0010, said point being North 59 degrees 47 minutes 18 seconds East, a distance of 269.18 feet from the most Northerly corner of Lot C-2 of the Cahaba Valley Park North as recorded in Map Book 13, Page 140, Shelby County Probate Office; thence run South 44 degrees 27 minutes 33 seconds East a distance of 349.80 feet to the Point of Beginning.

Said parcel of land being a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, T-19-S, R-2W and being the same property as described in Deed Book 2001-49861, Shelby County Probate Office, lying and being in the City of Pelham, Shelby County, Alabama, and containing 2.00 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name Larry C. Martin aka Larry Grantee's Name Larry C. Martin, as Pla-
Mailing Address 201 Broad St. Martin Mailing Address Administrator (Trustee)
Ste 200 201 Broad St, Ste 200
Rome, GA 30161 Rome, GA 30161

Property Address 231022003003001 Date of Sale 10-1-2014
- 2005 Co. Rd 113 Total Purchase Price \$ 600
109314001002001 or
- Pellham Actual Value \$ _____
or
Assessor's Market Value \$ 1,486,640.

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 Bankruptcy Order

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 10/1/2014

Print Larry C. Martin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Sandra Westmoreland



20141204000380740 5/5 \$27.00
Shelby Cnty Judge of Probate, AL
12/04/2014 08:26:30 AM FILED/CERT