


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20141210000388400 1/5 \$26.50
Shelby Cnty Judge of Probate, AL
12/10/2014 01:59:46 PM FILED/CERT

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Quitclaim Deed") is executed and delivered as of the 26th day of November, 2014 by **DANIEL SENIOR LIVING OF INVERNESS II**, an Alabama limited liability company ("Grantor"), in favor of David Gunderson and wife, Linda Gunderson, as joint tenants with right of survivorship (collectively, "Grantees").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, REMISE, RELEASE, QUITCLAIM and CONVEY unto Grantees, all right, title and interest, if any, of Grantor in and to that certain real property situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.


TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and successors of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

**DANIEL SENIOR LIVING OF INVERNESS II,
LLC**, an Alabama limited liability company

By: Daniel Management Corporation, an Alabama corporation, Its Manager

Shelby County, AL 12/10/2014
State of Alabama
Deed Tax: \$.50

By: 
Its: President

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that T. Charles Tickle, whose name as President of Daniel Management Corporation, an Alabama corporation, as Manager of Daniel Senior Living of Inverness II, LLC, an Alabama limited liability company, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Manager of the aforesaid limited liability company.

Given under my hand and official seal this 26th day of November, 2014.

[NOTARIAL SEAL]

1/2665047.1



Notary Public
My commission expires: August 26, 2017

EXHIBIT A

Legal Description of Property

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203-2119



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LEAGAL DESCRIPTION EXHIBIT
THE COTTAGES AT DANBERRY
Alabama Engineering Co., Inc.
August 19, 2014 1"=40'

**DANBERRY LANE
(PRIVATE ROADWAY)**

R=54.00'
 $\Delta=04^{\circ}50'12''$
L=4.56'

45.0'±

15' STORM SEWER
EASEMENT

RADIAL
63.91'

R=54.00'
 $\Delta=39^{\circ}26'33''$
L=37.17'
T=19.36'

120°18'13"

LOT 10

112.65'

LOT 11

94.43'

87°37'50"

74.67'

66°35'43"

**COMMON
AREA C-2B**

31.5'±

0.7±
ACRES

496 CONTOUR AND
BOUNDARY LINE

Peninsula Buffer

496 CONTOUR AND
BOUNDARY LINE

LAKE HEATHER

634'±

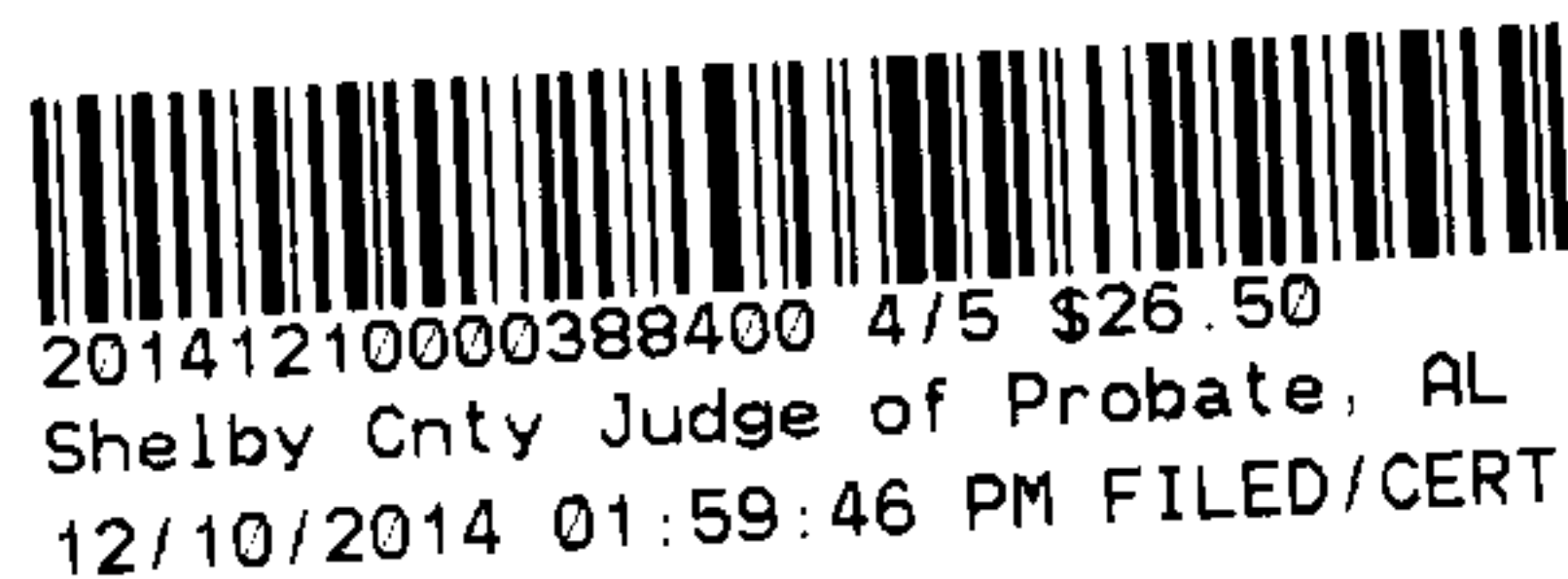
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Danberry Common area near lot 11

A part of Common Area C-2B according to the survey of The Cottages of Danberry Resurvey No. 3 as recorded in Map Book 41, Page 80 in the Office of the Judge of Probate of Shelby County, Alabama an being situated in the SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, Huntsville Meridian, Jefferson County, Alabama being more particularly described as follows:

COMMENCE at NE corner of lot 11 according to The Cottages of Danberry as recorded in Map Book 40, Page 122A in the Office of the Judge of Probate of Shelby County, Alabama, said point being the common corner with lot 10 of said survey and located on the western right-of-way line of Danberry Lane (a private roadway) and run in a northwesterly direction along the common lot line of lots 10 and 11 according to said survey for a distance of 112.65 feet; thence leaving said common lot line, continue along the last described course, in a northwesterly direction, for a distance of 31.5 feet, more or less, to the 496 contour line of Lake Heather, said contour line being the boundary of Common Area C-2B according to the survey of The Cottages of Danberry Resurvey No. 3 and the POINT OF BEGINNING; thence turn an angle to the left of $180^{\circ}00'00''$ and run in southeasterly direction for a distance of 31.5 feet, more or less, to the northernmost corner of said lot 11; thence turn an angle to the right of $87^{\circ}37'50''$ and run in a southwesterly direction, along the northwestern lot line of said lot 11, for a distance of 74.67 feet; thence turn an angle to the left of $83^{\circ}03'17''$ and run in a southeasterly direction, along the southwestern lot line of said lot 11, for a distance of 94.43 feet; thence turn an angle to the left of $59^{\circ}41'47''$ and run in an easterly direction, along the southern lot line of said lot 11, for a distance of 63.94 feet to a point on the southwestern right-of-way of said Danberry Lane, said point lying on a curve to the left having a radius of 54.00 feet and a central angle of $4^{\circ}50'12''$; thence turn an angle to the right of $90^{\circ}00'00''$ (angle measured to tangent) and run in a southeasterly direction along the said right-of-way along the arc of said curve for a distance of 4.56 feet to the southeastern boundary of a 15 foot wide storm easement as shown on the said plat of The Cottages of Danberry; thence turn an angle to the right of $49^{\circ}44'40''$ and run in a southwesterly direction, along said easement line, for a distance of 45 feet, more or less, to the 496 contour line of Lake Heather, said contour line being the boundary of Common Area C-2B, thence run along said contour line in a westerly, then northwesterly, then northeasterly, then southeasterly, then northeasterly direction for a distance of 634 feet, more or less, to the POINT OF BEGINNING.

Containing 0.7 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	Daniel Senior Living of Inverness II, LLC 3660 Grandview Pkwy., Suite 100 Birmingham, AL 35243	Grantee's Name	David and Linda Gunderson
Mailing Address		Mailing Address	1084 Danberry Lane Birmingham, AL 35242
Property Address	See Deed	Date of Sale	November 26, 2014
		Total Purchase Price	\$ 350.00
		Actual Value	\$
		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: Tax Assessment

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 11/26/2014

Unattested
(verified by) _____

Print Sheila D. Ellis
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

