



20150804000266790 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
08/04/2015 09:17:34 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

NOTE TO PROBATE COURT:
The purpose of this Quitclaim Deed
is to clear title to the property herein
described.

QUITCLAIM DEED

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 to the undersigned **ABBEY-GREYSTONE, LLC** (herein referred to as “Grantor”), an Alabama limited liability company, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE AND QUIT CLAIM** unto **THE LEE LAND INVESTMENT PARTNERSHIP, L.P.**, a Delaware limited partnership (herein referred to as “Grantee”), all of Grantor’s right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

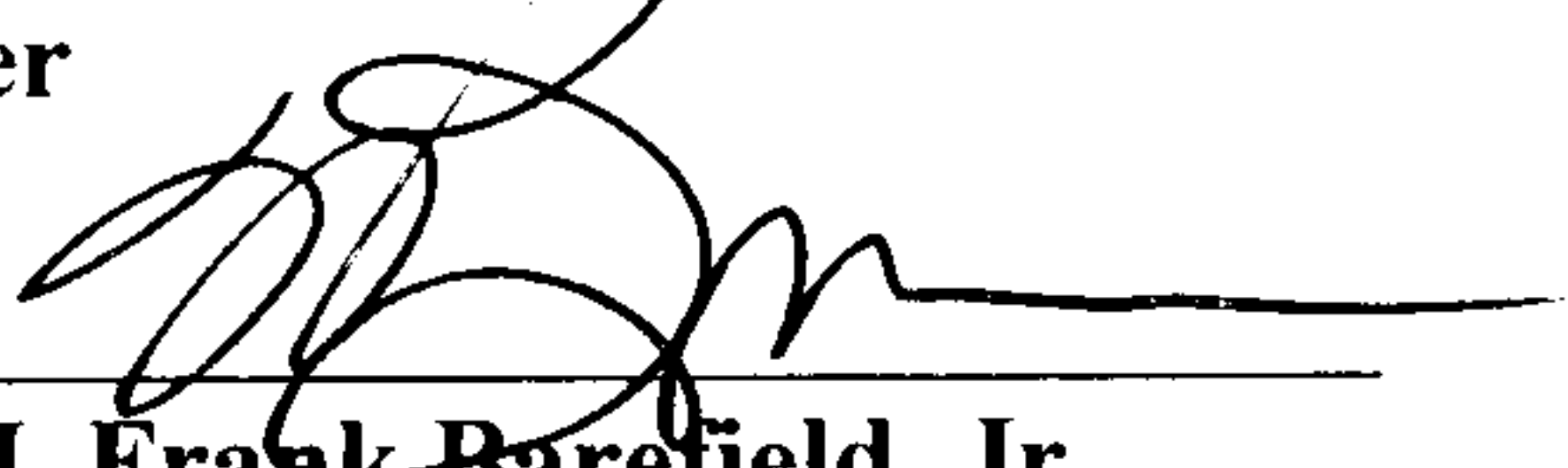
See Exhibit A attached hereto and incorporated herein by reference

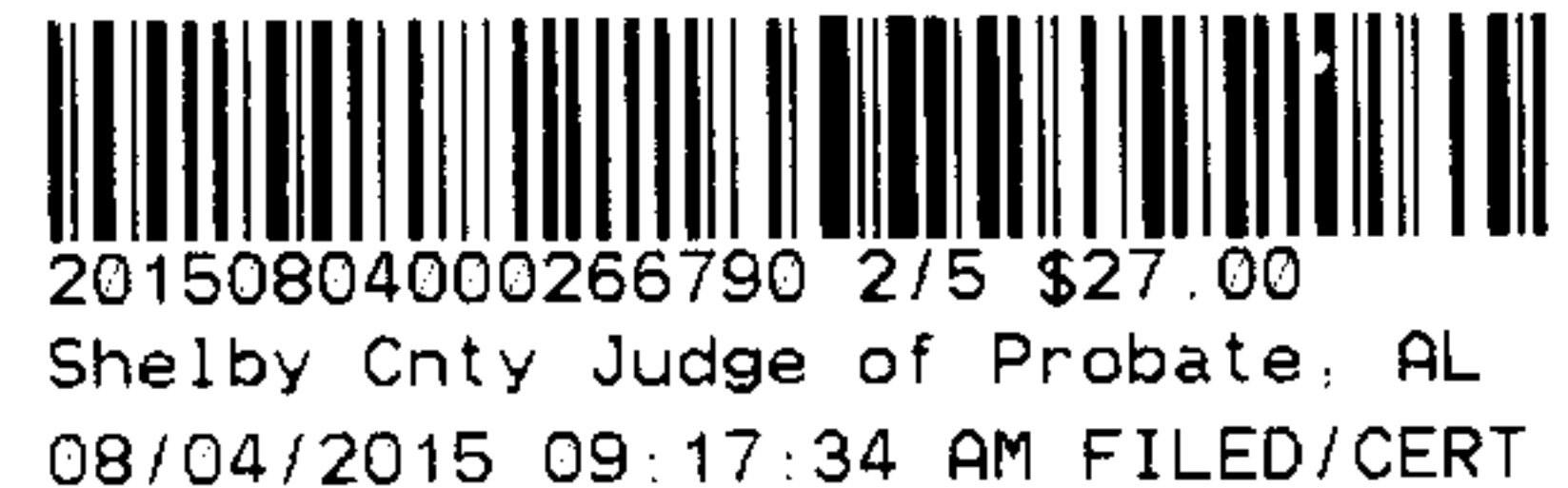
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor does hereby execute this conveyance as of the 3rd day of August, 2015.

Abbey-Greystone, LLC

By: **Abbey Residential, LLC**
Its: **Manager**

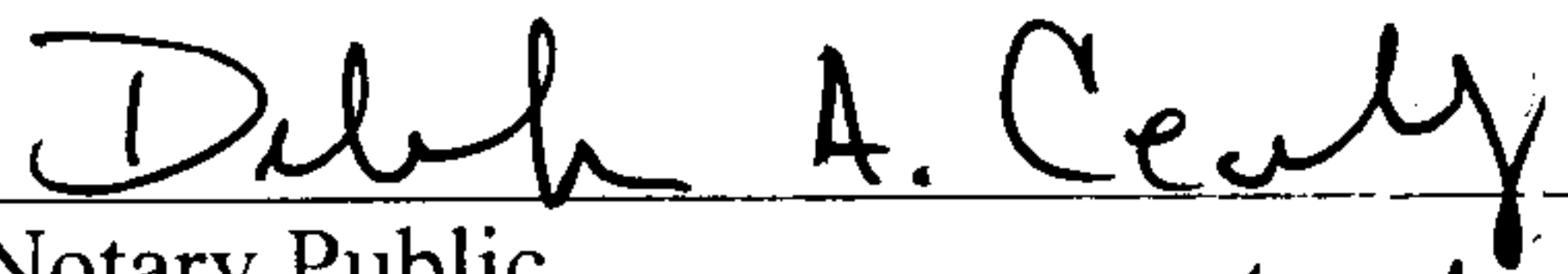
By: 
Name: **J. Frank Barefield, Jr.**
Title: **Member**



STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that **J. Frank Barefield, Jr.**, whose name as Member of Abbey-Residential, LLC, the manager of **Abbey-Greystone, 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 company on behalf of said limited liability company.

Given under my hand this 3 day of August, 2015.


Notary Public
My commission expires: 11/15/18

THIS INSTRUMENT PREPARED BY:

James E, Vann, Esquire
Sirote & Permutt, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727
(205) 930-5484

Exhibit A


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Area 1:

A parcel of land situated in part of the North half of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 32; thence run South 65 degrees 35 minutes 09 seconds West for a distance of 1590.40 feet to a found ½" rebar and the POINT OF BEGINNING; thence run North 59 degrees 04 minutes 42 seconds West for a distance of 20.34 feet to a found ½" rebar; thence run North 59 degrees 06 minutes 28 seconds West for a distance of 389.96 feet; thence run South 73 degrees 10 minutes 09 seconds East for a distance of 163.38 feet; thence run South 55 degrees 30 minutes 47 seconds East for a distance of 105.32 feet; thence run South 64 degrees 00 minutes 06 seconds East for a distance of 68.10 feet; thence run South 42 degrees 59 minutes 04 seconds East for a distance of 39.81 feet; thence run South 49 degrees 58 minutes 41 seconds East for a distance of 41.73 feet; thence run South 32 degrees 28 minutes 07 seconds West for a distance of 21.24 feet to the POINT OF BEGINNING. Said parcel contains 11,694 square feet or 0.27 acres more or less.

Area 2:

A parcel of land situated in part of the North half of Section 32, Township 18 South, Range 1 West and the South half of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 32; thence run South 65 degrees 35 minutes 09 seconds West for a distance of 1590.40 feet to a found ½" rebar; thence run North 59 degrees 04 minutes 42 seconds West for a distance of 20.34 feet to a found ½" rebar; thence run North 59 degrees 06 minutes 25 seconds West for a distance of 584.75 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 711.39 feet; thence run South 64 degrees 04 minutes 52 seconds East for a distance of 106.87 feet; thence run South 66 degrees 19 minutes 26 seconds East for a distance of 106.35 feet; thence run South 64 degrees 11 minutes 24 seconds East for a distance of 52.12 feet; thence run South 65 degrees 12 minutes 16 seconds East for a distance of 66.19 feet; thence run South 65 degrees 14 minutes 12 seconds East for a distance of 188.61 feet; thence run South 79 degrees 31 minutes 51 seconds East for a distance of 53.64 feet; thence run South 66 degrees 27 minutes 07 seconds East for a distance of 169.75 feet; thence run South 39 degrees 02 minutes 53 seconds West for a distance of 64.44 feet; thence run South 58 degrees 44 minutes 21 seconds West for a distance of 33.50 feet; thence run South 19 degrees 00 minutes 42 seconds West for a distance of 1.45 feet to the POINT OF BEGINNING. Said parcel contains 30,324 square feet or 0.70 acres more or less.

Area 3:

A parcel of land situated in part of the South half of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 32; thence run South 65 degrees 35 minutes 09 seconds West for a distance of 1590.40 feet to a found ½" rebar; thence run North 59 degrees 04 minutes 42 seconds West for a distance of 20.34 feet to a found ½" rebar; thence run North 59

degrees 06 minutes 28 seconds West for a distance of 1296.14 feet to the POINT OF BEGINNING; thence run along last described course for a distance of 83.64 feet; thence run North 30 degrees 53 minutes 32 seconds East for a distance of 6.89 feet; thence run South 54 degrees 24 minutes 05 seconds East for a distance of 83.92 feet to the POINT OF BEGINNING. Said parcel contains 288 square feet or 0.01 acres more or less.



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Real Estate Sales Validation Form

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

Grantor's Name ABBY - CRYSTAL, LLC
Mailing Address 1930 STONEGATE DR.
B'ham, AL 35242

Grantee's Name The Lee Land Investment
Mailing Address Partnership, LP
5350 MEADOW BROOK RD
B'ham, AL 35242

Property Address 03-9-32-0-002-003.000

Date of Sale _____

(Split from
these 2 prds)

03-9-29-0-001-007.002

Total Purchase Price \$ _____

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____

NO VALUE ASSIGNED
per tax office B/C
of a split from a larger
TRACT.

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 Office


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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.

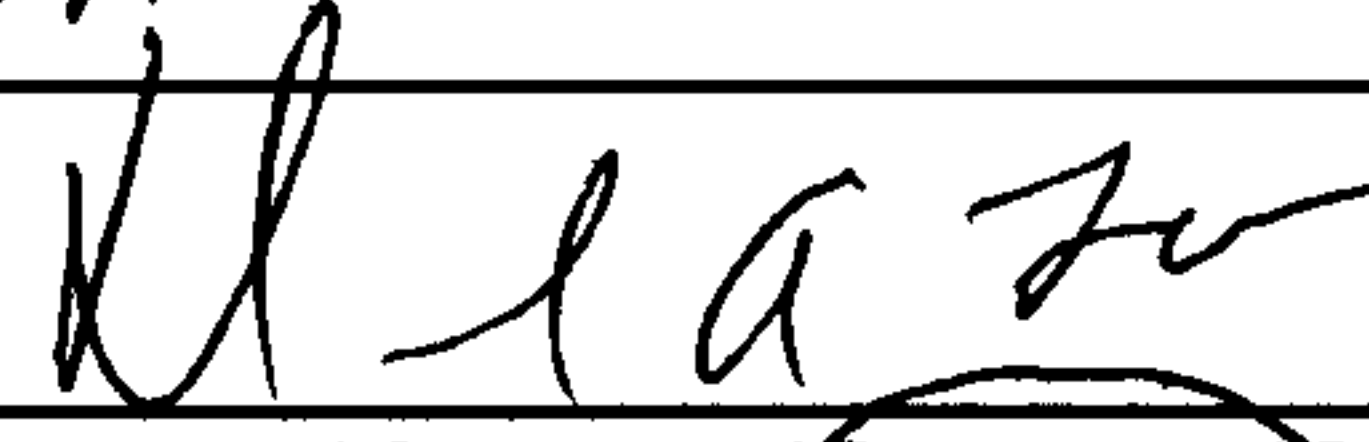
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

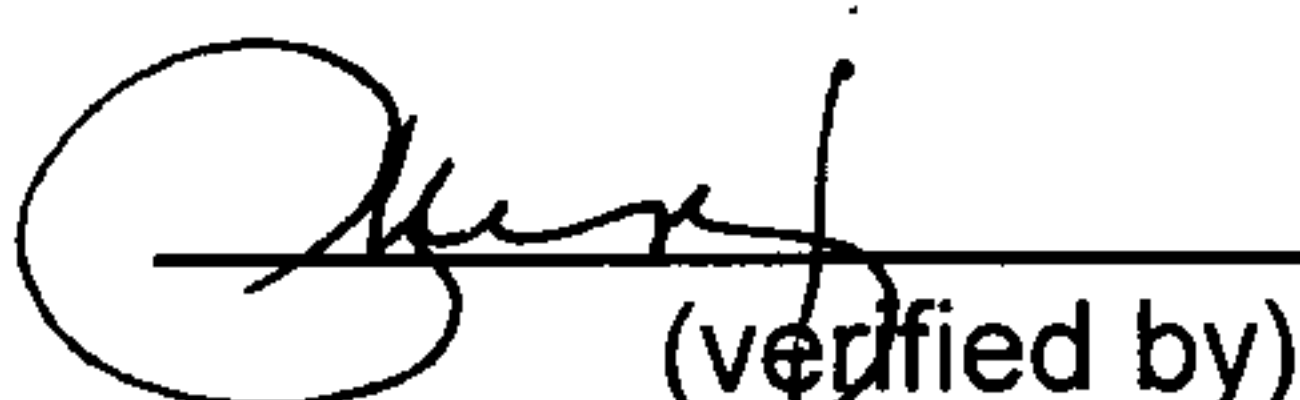
Date 8/4/15

Print DAVID ALLEN

Sign



☒ Unattested


(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1