

NO TITLE EXAMINATION REQUESTED OR GIVEN

THIS INSTRUMENT PREPARED BY:

J. Ken Thompson, Esq.
Attorney At Law
P.O. Box 43116
Birmingham, AL 35243


20150826000297200 1/4 \$2184.00
Shelby Cnty Judge of Probate, AL
08/26/2015 01:07:44 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency is of which is hereby acknowledged, the undersigned, LJC FARM PROPERTIES, LLC, an Alabama limited liability company (herein referred to as the "Grantor"), does hereby remise, release, convey and quitclaim unto COLBERT FREDERICK CLARK (herein referred to as the "Grantee"), in and to the following described real property situated in Shelby County, Alabama, to-wit:

PARCEL 1

All of Section 27, Township 18 South, Range 1 East, Less and except forty (40) acres, more or less, deeded to Lenn Waters Morris in Deed Book 2001, Page 04853, and Thirteen (13) acres, more or less, deeded to Leroux Entertainment Corporation (Twin Pines Resort and Conference Center) in Deed Book 1998, Page 597, in Shelby County, Alabama.

Less and except property conveyed to Lenn Waters Morris in Deed recorded in Instrument 200903230001 06230.

Also less and except Lots 1 and 2, according to the survey of Laura Grills Family Subdivision, as shown in map Book 41, Page 45, in the Probate Office of Shelby County, Alabama.

Also included in this conveyance are the following:

Easement rights to that certain access easement as set out on the survey of Laura Grills Family Subdivision, as shown in map Book 41, Page 45, in the Probate Office of Shelby County, Alabama, more particularly described in Instrument 20090727000287180, including those non-exclusive easement rights for ingress, egress and utilities over that portion of an existing 60 foot easement that

is located within Lot 2 and the right of entry though any gate now or hereafter constructed thereon retained by Mortgagor in Instrument No. 20090727000287190.

Together with that non-exclusive easement for ingress and egress and public utilities by and between Jesse E. Miller, Jr., Anderson J. Locklin, Hilda K. Booth, Bryan M. Hassler, Carroll Gardner, Jr. and Robert Mickey Grills dated June 1, 1992 and recorded in Inst No. 1992-10391.

Also together with that non-exclusive easement for ingress and egress and public utilities by and between Charles A. J. Beavers, Jr., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, UGMA for Mary Allison Roensch and Sherwood Stamps and Kenneth H. Polk dated March 11, 2009 and recorded in Inst. No. 20090326000112750 and with the addition to easement agreement recorded in Inst. No. 20090429000158480.

Also together with that non-exclusive easement for ingress and egress and public utilities over a 60-foot wide, non-exclusive easement for ingress and egress and utilities lying 30 feet either side of the centerline of an existing woods road across Section 27, Township 18 South, Range 1 East, as set forth in Book 59, Page 467.

PARCEL 2

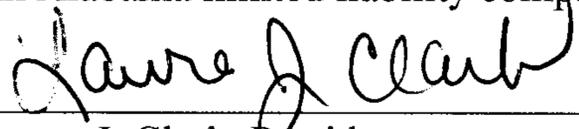
NE ¼ of Section 28 Township 18 South Range 1 East, Shelby County, Alabama.

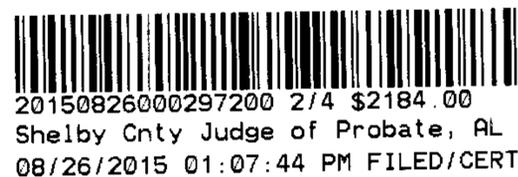
TO HAVE AND TO HOLD unto the Grantee, and his personal representatives, heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor, by its duly authorized company officer, has hereunto set its hand and seal on this 14th day of August, 2015.

GRANTOR:

LJC FARM PROPERTIES, LLC,
an Alabama limited liability company

By: 
Laura J. Clark, President



STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, do hereby certify that Laura J. Clark, whose name as President of LJC Farm Properties, LLC, an Alabama limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, she, in her capacity as such company officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 14 day of August, 2015.

{SEAL}



NOTARY PUBLIC
My Commission Expires: 05/15/2018


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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 LAURA J. CLARK
Mailing Address 2150 Mystic Valley View Sterrett, AL 35147

Grantee's Name Colbert F Clark
Mailing Address 2150 Mystic Valley View Sterrett, AL 35147

Property Address 2150 Mystic Valley View Sterrett AL 35147

Date of Sale 8/14/2015
Total Purchase Price \$

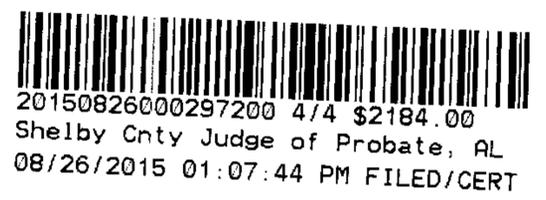
or
Actual Value \$

or
Assessor's Market Value \$ 4,321,700 1/2 = 2,160,850.00

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



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

Print COLBERT FREDERICK CLARK

Unattested Karen Melser (verified by)

Sign Colbert F Clark (Grantor/Grantee/Owner/Agent) circle one