


THIS INSTRUMENT PREPARED BY:  
J. Murphy McMillan, III  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice To:  
Lwellen Realty, LLC  
1400 3rd Avenue North  
Birmingham, AL 35203

  
20160527000182230 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/27/2016 12:08:21 PM FILED/CERT

**STATE OF ALABAMA        )**

**SHELBY COUNTY            )**

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, on this 20<sup>th</sup> day of May, 2016, that in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, CHAMPIONS 280, LLC, an Alabama limited liability company, (hereinafter referred to as the "Grantor") does hereby remise, release, quitclaim and convey unto LWELLEN REALTY, LLC, an Alabama limited liability company, (hereinafter referred to as the "Grantee") all of Grantor's right, title and interest in and to that certain real property situated in the Shelby County, Alabama, and more particularly describes in Exhibit A attached hereto and made a part hereof.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

Champions 280, LLC  
220 Woodcrest Place, Suite 200  
Birmingham, AL 35209

Lwellen Realty, LLC  
1400 3rd Avenue North  
Birmingham, AL 35203

Property Address:    See Exhibit A

The Purchase Price of the Property is for additional property listed on the survey to clear title.

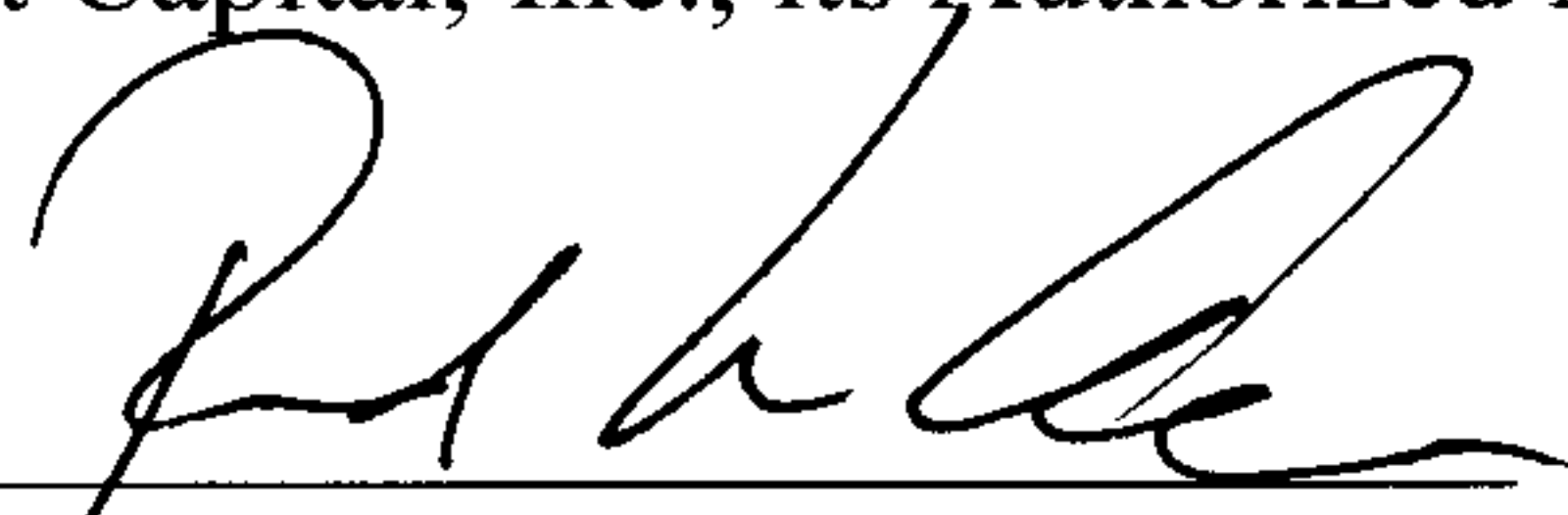
**TO HAVE AND TO HOLD** to the said Grantee its successors and assigns forever.

[Signature appears on following page.]


Given under my hand and seal this the 26<sup>th</sup> day of May, 2016.

**Champions 280, LLC**, an Alabama limited liability company

By: Woodcrest Capital, Inc., its Authorized Member


By:   
Richard M. Adams, Its Vice President

STATE OF ALABAMA     )  
  )  
JEFFERSON COUNTY     )

  
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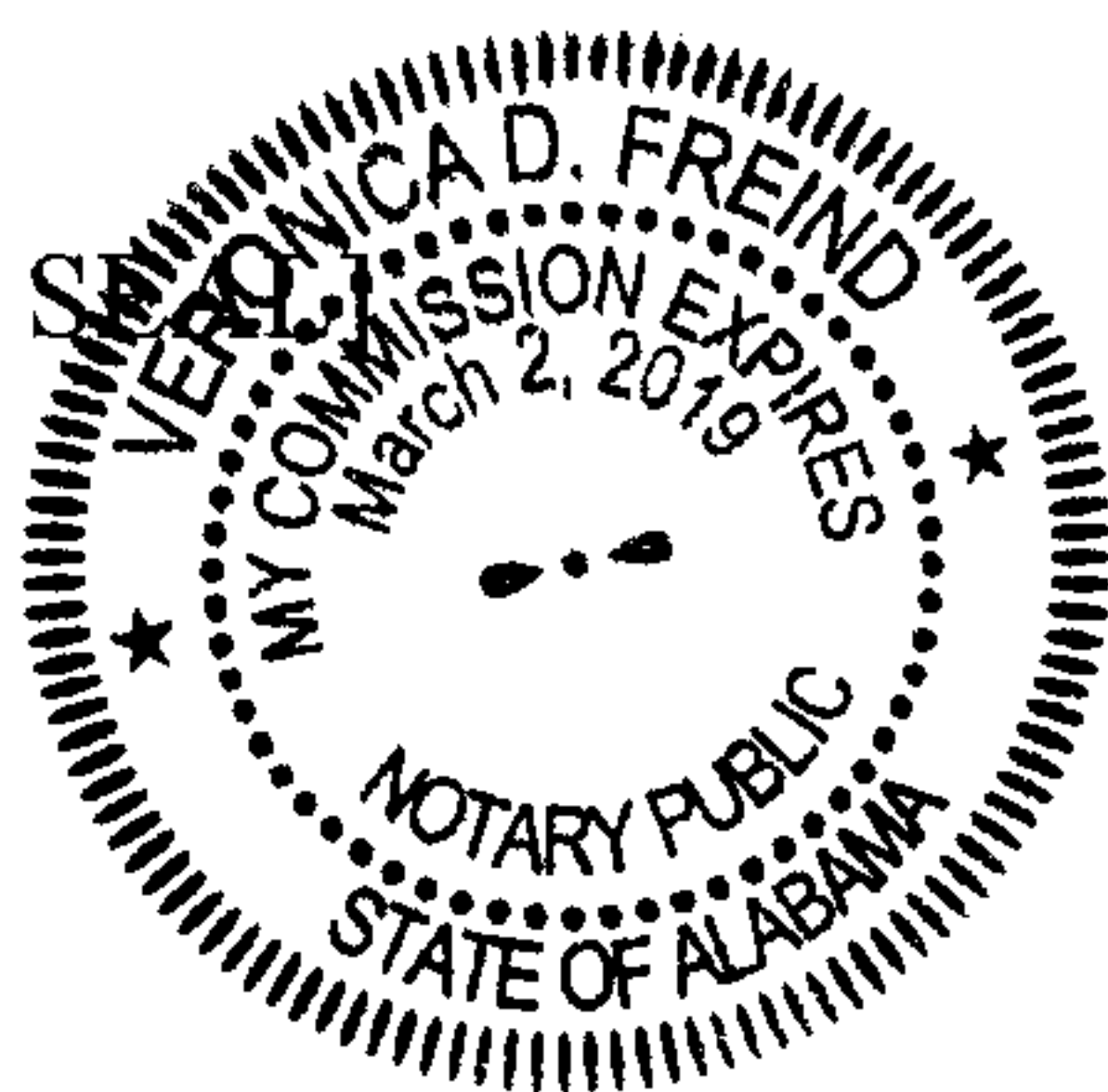
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard M. Adams whose name as Vice President of Woodcrest Capital, Inc., its Authorized Member of Champions 280, LLC, an Alabama limited liability company, is signed to the foregoing Quitclaim Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Warranty Deed, he, in his capacity as such Vice President and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 24<sup>th</sup> day of May, 2016.

  
Notary Public

My Commission Expires: March 2, 2019

[NOTARIAL SEAL]



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 5, Township 19 South, Range 1 West, being all of Lot 1BA, according to the Resurvey of Lot 1-B of Resurvey of Lot 1-A of Resurvey of Lot 1 B & S Subdivision, as recorded in Map Book 13, Page 143, in the Probate Office of Shelby County, Alabama, being more particularly describe as follows:

Begin at a found 5/8 inch rebar marking the Southwest corner of said Lot 1-BA, of said subdivision, said point also marking the Southeast corner of Lot 1-BB of said subdivision, said point lying on the Northern Right of Way of Champions Boulevard (60' R.O.W.); thence leaving said Right of Way run North 04 degrees 24 minute 00 seconds West along the East line of Lot 1-BB of said subdivision for a distance of 179.69 feet to a set 5/8 inch capped rebar stamped GSA; thence run North 88 degrees 23 minutes 09 seconds East for a distance of 364.91 feet to a set 5/8 inch capped rebar stamped GSA, said point marking the Northwest corner of Lot 1-C of said subdivision; thence run South 01 degrees 35 minutes 30 seconds East for a distance of 160.31 feet to a found capped rebar stamped LDW, said point lying on the Northern Right of Way of said Champions Boulevard, said point marking the Southwest corner of Lot 1-C of said subdivision, said point being on a curve to the left, said curve having a radius of 50.00 feet, a central angle of 42 degrees 30 minutes 00 seconds, a chord bearing of South 67 degrees 13 minutes 22 seconds West, and a chord distance of 36.24 feet; thence leaving said Lot line, run along the arc of said curve and along said Right of Way for a distance of 37.09 feet to a set 5/8 inch capped rebar stamped GSA, said point lying on the Northern Right of Way of said Champions Boulevard, said point being on a curve to the right, said curve having a radius if 25.00 feet, said curve having a central angle of 42 degrees 30 minutes 00 seconds, a chord bearing of South 67 degrees 13 minutes 22 seconds West, and a chord distance of 18.12 feet; thence run along the arc of said curve and along said Right of Way for a distance of 18.54 feet to a set 5/8 inch capped rebar stamped GSA; thence run South 88 degrees 28 minutes 22 seconds West along said Champions Boulevard Right of Way for a distance of 305.41 feet to the POINT OF BEGINNING. Said parcel contains 64,237 Square feet or 1.47 Acres more or less.



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