


The Broadway Group, LLC
C/O Harrison, Gammons & Rawlinson
2430 L & N Drive
Huntsville, AL 35801

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20160705000231210 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
07/05/2016 08:54:45 AM FILED/CERT

QUIT CLAIM DEED

To clear title
KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE (\$1.00) DOLLAR, this day in hand paid to the undersigned, the receipt of which is hereby acknowledged, we, the said **WILLIAM D. PAYNE and MARY E. PAYNE a/k/a MARY PAYNE**, husband and wife with an address of 454 Mooney Rd Columbiana, AL 35017 and **SHERRELL L. MOONEY**, a married person and **RETTA MOONEY NIBLER**, a single person, with an address of 104 Pine Hill Circle Columbiana AL 35017 (collectively, the herein "Grantor"), does hereby remise, release, quitclaim and convey unto **THE BROADWAY GROUP, LLC**, an Alabama limited liability company, (the herein "Grantee") with a mailing address of 216 Westside Square, Huntsville, AL 35801 all of my right, title and interest in and to the following described real estate, located in Shelby Columbiana, Alabama lying and being in the County of SHELBY, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 21 SOUTH RANGE 1 WEST, IN THE CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOT 1 OF BROADWAY – WEST COLLEGE STREET SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY HEREIN CONVEYED COMPRISES NO PART OF THE HOMESTEAD OF THE UNDERSIGNED GRANTOR AND/OR SPOUSE.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining unto the said **THE BROADWAY GROUP, LLC**, an Alabama limited liability company.

THE PROPERTY HEREIN CONVEYED COMPRISES NO PART OF THE HOMESTEAD OF THE UNDERSIGNED GRANTOR AND/OR THEIR SPOUSES.

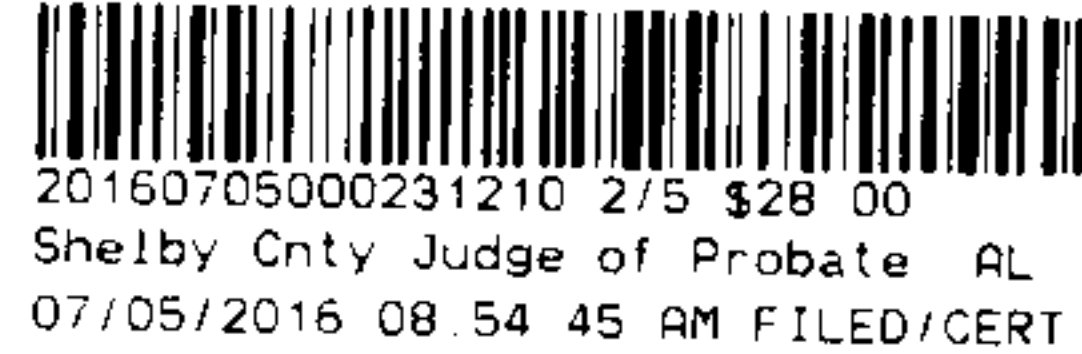
IN WITNESS WHEREOF, the Grantor does hereunto set their hands and seals on this the 23rd day of June, 2016.

[Remainder of page left intentionally blank.]

William D. Payne (SEAL)
William D. Payne

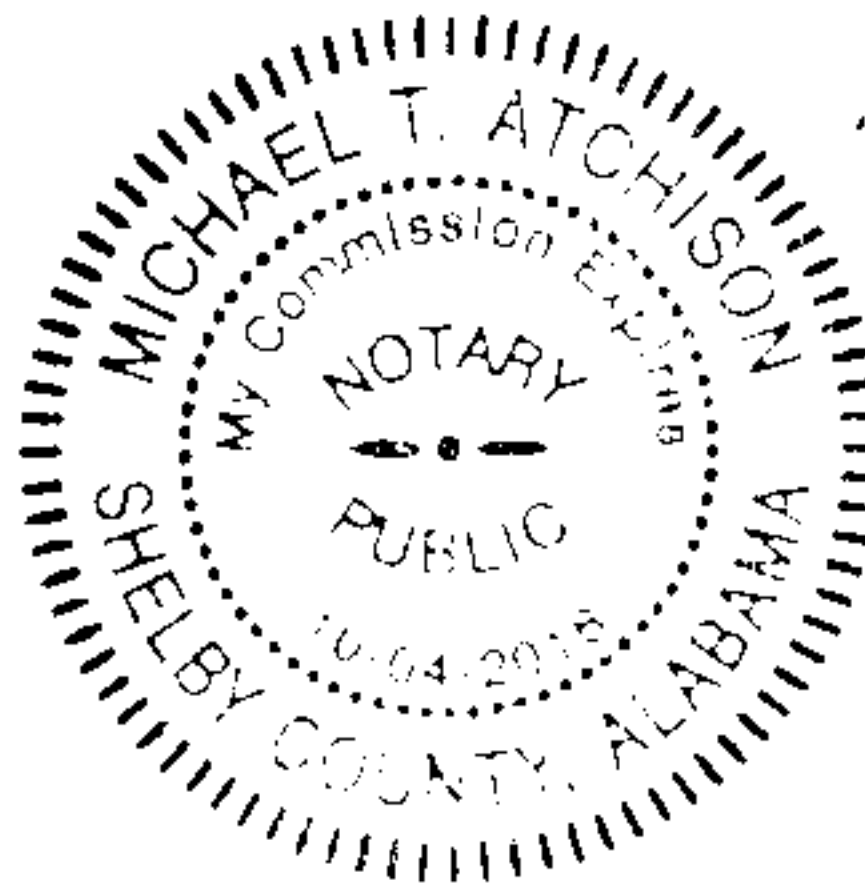
Mary F. Payne (SEAL)
Mary F. Payne a/k/a Mary Payne

STATE OF ALABAMA)
COUNTY OF Shelby)



I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **WILLIAM D. PAYNE and MARY F. PAYNE a/k/a MARY PAYNE, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand this the 23rd day of June, 2016.



Michael T. Atchison
Notary
My Commission Expires: 10-4-16

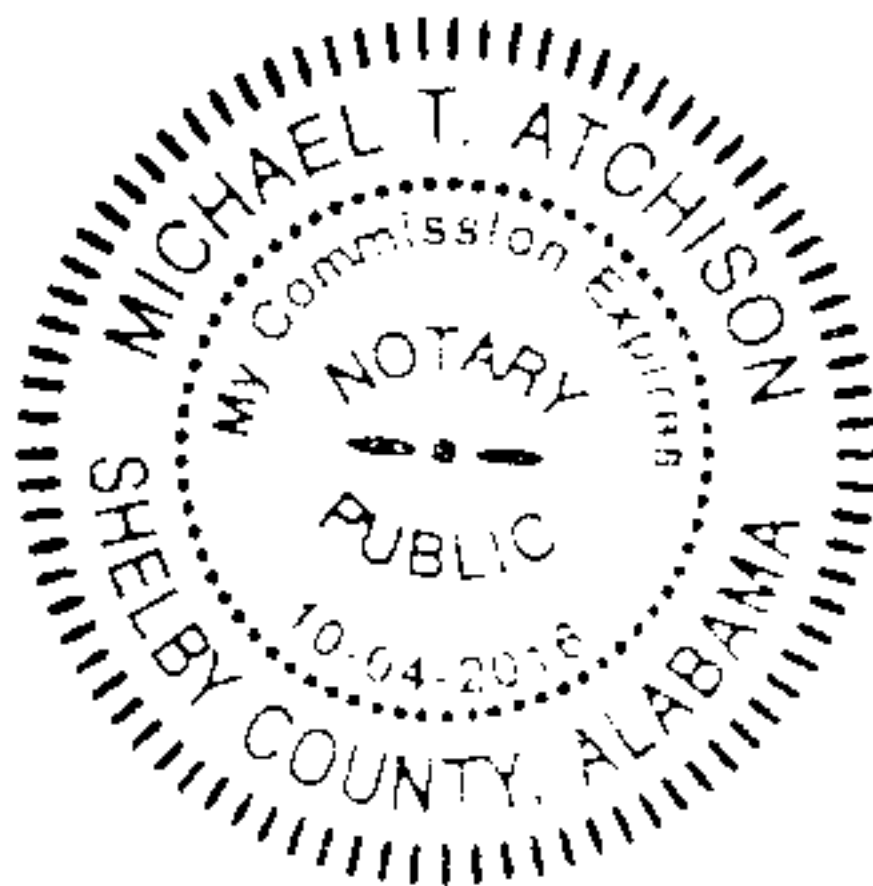
Sherrell L. Mooney (SEAL)
Sherrell L. Mooney

STATE OF ALABAMA)
 :
Shelby COUNTY)


20160705000231210 3/5 \$28.00
Shelby Cnty Judge of Probate AL
07/05/2016 08:54:45 AM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, SHERRELL L. MOONEY, a married person, 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, she executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 23rd day of June, 2016.



Michael T. Atchison
Notary Public:
My Commission Expires: 10-4-16

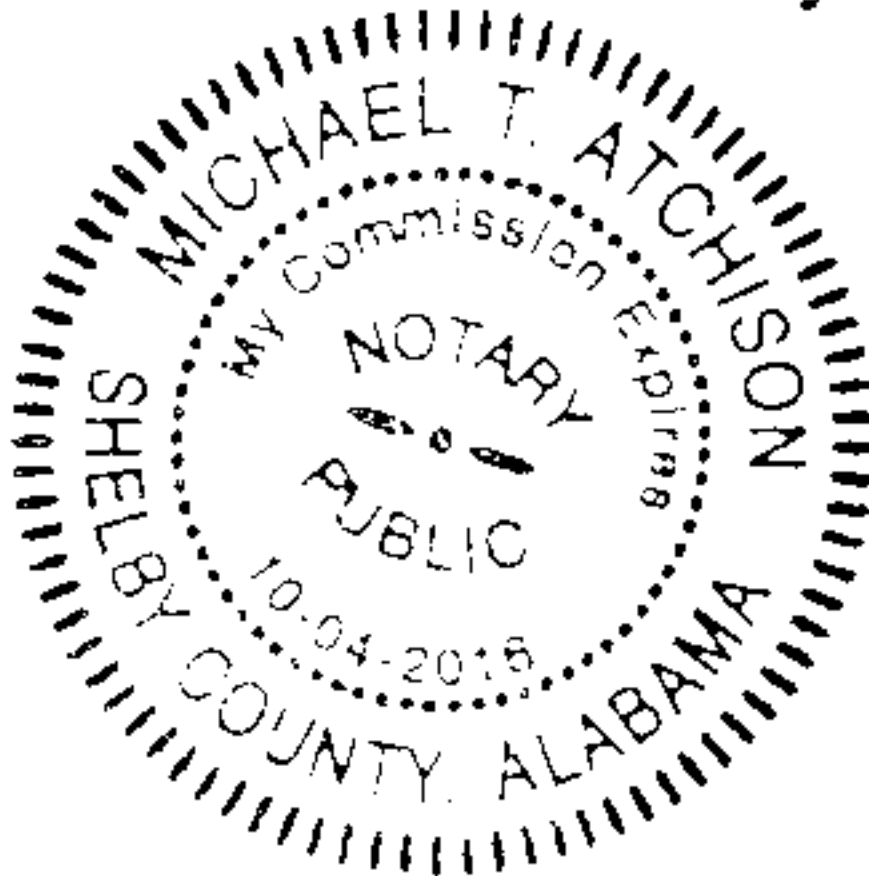
Retta Mooney Nibler (SEAL)
Retta Mooney Nibler

STATE OF ALABAMA)
 :
Shelby COUNTY)


20160705000231210 4/5 \$28 00
Shelby Cnty Judge of Probate, AL
07/05/2016 08 54 45 AM FILED/CERT

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, RETTA MOONEY NIBLER, a single person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23rd day of June, 2016.



Michael T. Atchison
Notary Public:
My Commission Expires: 10-4-16

Grantee's Address:

The Broadway Group, LLC
216 Westside Square
Huntsville, AL 35801

This instrument was prepared by:
BETHANY H. SNEED
Harrison, Gammons & Rawlinson, P.C.
2430 L & N Drive, Huntsville, AL 35801
Columbiana, AL THB2174

Real Estate Sales Validation Form

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

Grantor's Name William D. Payne
Mailing Address Mary Payne, Sherrell
L. Mooney, Retamoney Nibler
104 Pine Hill Circle
Columbiana, AL 35051

Property Address NE 1/4 of NW 1/4
Section 26, Township
21 South, Range 1
West

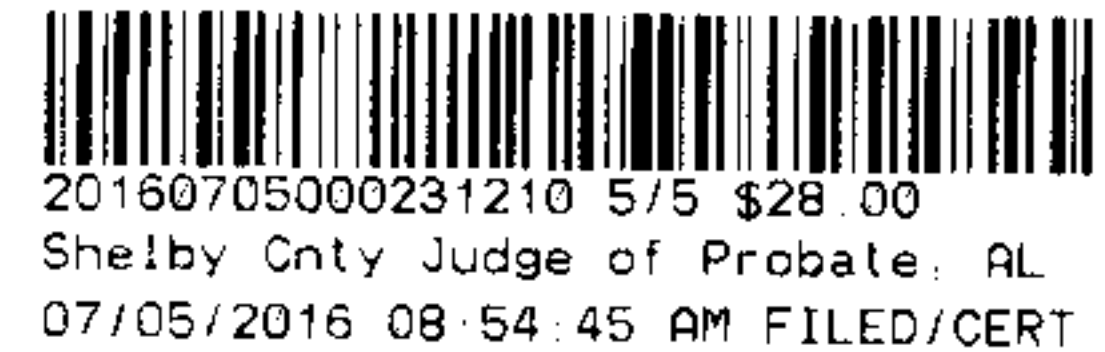
Grantee's Name The Broadway Group, LLC
Mailing Address c/o Harrison, Gammons & Rawlinson
2430 Land N Drive
Huntsville, AL 35801

Date of Sale 6-24-16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 1.00

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
Quitclaim Deed



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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6-22-16

Print Mike T Atchison

☐ Unattested
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one