

THIS DEED WAS PREPARED BY:

JOHN DAUGHERTY
ATTORNEY AT LAW
2720 Southview Terrace
Vestavia Hills, Al. 35216

SEND TAX NOTICES TO:

D & D, L.L.C.
2720 Southview Terrace
Vestavia Hills, Al. 35216

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned JAD-CAD, Inc., an Alabama Corporation (Grantor) hereby remise, release, and quit claim to D & D, L.L.C., an Alabama Limited Liability Company (Grantee), all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1

A parcel of land in the Southwest quarter of the Southeast quarter of Section 4, Township 21 South, Range 2 West, being the same land described in a deed to the Estate of Yola Brown and John Albert Daugherty and Cheryl Ann Daugherty, recorded in Instrument#: 2003-222900 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commence at a 2" pipe, found at the Southeast corner of said Section 4;

Thence S 89°43'17" E, along the South line of said section, a distance of 2,622.84 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502, at the South Quarter corner of section 4;

Thence N 02°06'40" W, along the West line of the Southeast Quarter of Section 4; a distance of 666.86 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502", at the point of beginning;

Thence N 02°06'40" W, along the West line of the Southeast Quarter of Section 4; a distance of 535.13 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502", on the South Right-of-Way of County Highway No. 84;

Thence N 80°06'11" E, along the South Right-of-Way of County Highway No. 84, a distance of 181.91 feet to a point;

Thence along a curve, to the Right in said Right-of-Way, having a radius of 249.65 feet along a chord bearing of S 65°08'02" E, an arc length of 302.95 feet to a point;

Thence S 30°22'14" E, along the South Right-of-Way of County Highway No. 84 a distance of 471.47 feet to a point;

Thence along a curve to the point in said Right-of-Way, having a radius of 249.65 feet and a chord bearing of S 65°08'02" E, an arc length of 302.95 feet to a point;

Thence S 30°22'14" E, along the South Right-of-Way of County Highway No. 84, a distance of 471.47 feet to a point;

Thence S 05°11'30" E, along the South Right-of-Way of County Highway No. 84, a distance of 28.02 feet to a point;

Thence S 10°18'16" W, along the South Right-of-Way of County Highway No. 84, a distance of 7.49 feet to a point;

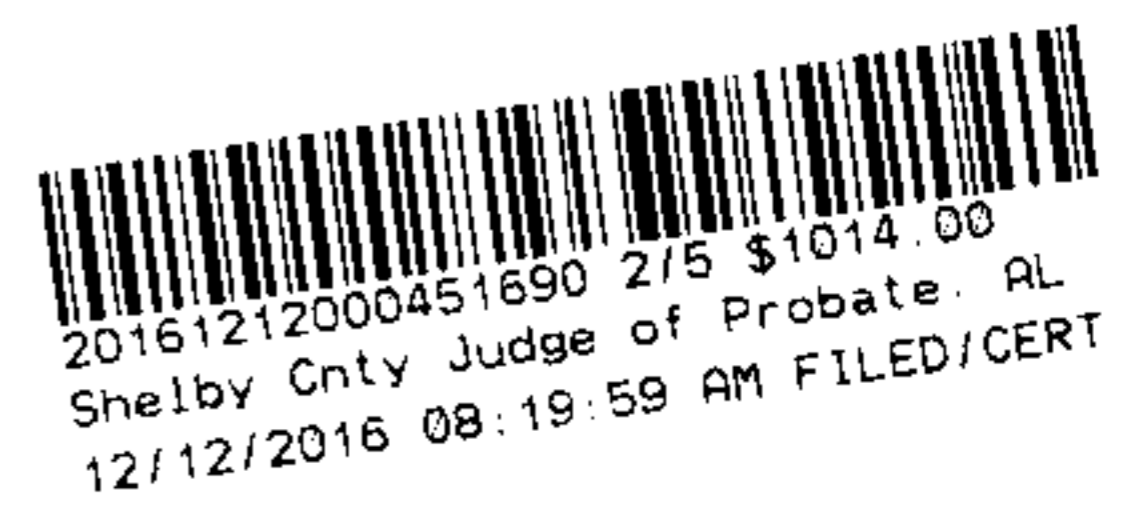
Thence S 89°45'24"W, a distance of 657.09 feet to the point of beginning. The hereon described parcel contains 6.652 acres of land.

Parcel Id#: 28-2-04-0-001-026.000

Parcel 2

A parcel of land in the Southwest quarter of the Southeast quarter of Section 4, Township 21 South, Range 2 West, being the same land described in a deed to the Estate of Yola Brown and John Albert Daugherty and Cheryl Ann Daugherty, recorded in Instrument#: 2003-735800 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commence at a 2" pipe, found at the Southeast corner of said Section 4;



Thence S 89°43'17" E, along the South line of said section, a distance of 2,622.84 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502, at the South Quarter corner of section 4;

Thence N 02°06'40" W, along the West line of the Southeast Quarter of Section 4; a distance of 1282.73 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502", on the North Right-of-Way of County Highway No. 84 at the point of beginning;

Thence N 02°06'40" W, along the West line of the Southeast Quarter of Section 4; a distance of 50.74 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502", on the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 4;

Thence N 89°47'38" E, along the North line of the said Sixteenth Section, a distance of 333.41 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502";

Thence S 38°57'37" W, a distance of 36.48 feet to a ½" rebar found, with a cap stamped "S. Wheeler CA 0502", on the North Right-of-Way of County Highway No. 84;

Thence along a curve to the left in said Right-of-Way having a radius of 329.65 feet and a chord bearing of N 87°36'39" W, an arc length of 141.38 feet to a point;

Thence S 80°06'11" W, along said Right-of-Way a distance of 170.99 feet to the point of beginning. The herein parcel contains 9,300 square feet of land.

Parcel Id#: 28-2-04-0-001-018.000

(If any description above should differ, the legal description is to be follows.

Subject to:

- 1) Ad Valorem taxes due but not payable for the current year.
 - 2) Easement, exceptions, reservations and restrictions of record, if any.
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TO HAVE AND TO HOLD the described premises to the said Grantee in fee simple forever, its Successors, Heirs and Assigns forever together with every contingent remainder and right of reversion.

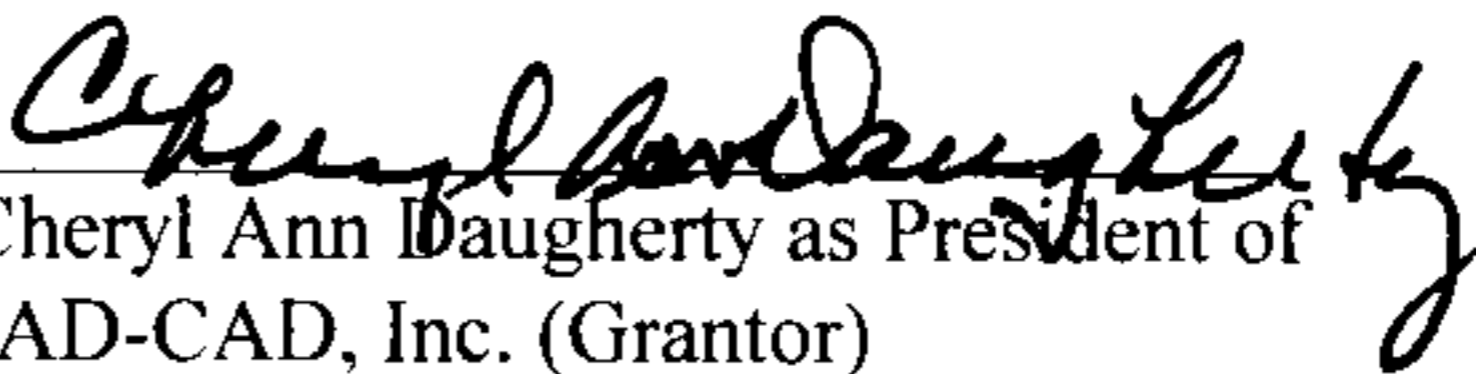
Grantor - Cheryl Ann Daugherty - resides at: 3262 Cherry Avenue, Birmingham, Al. 35214

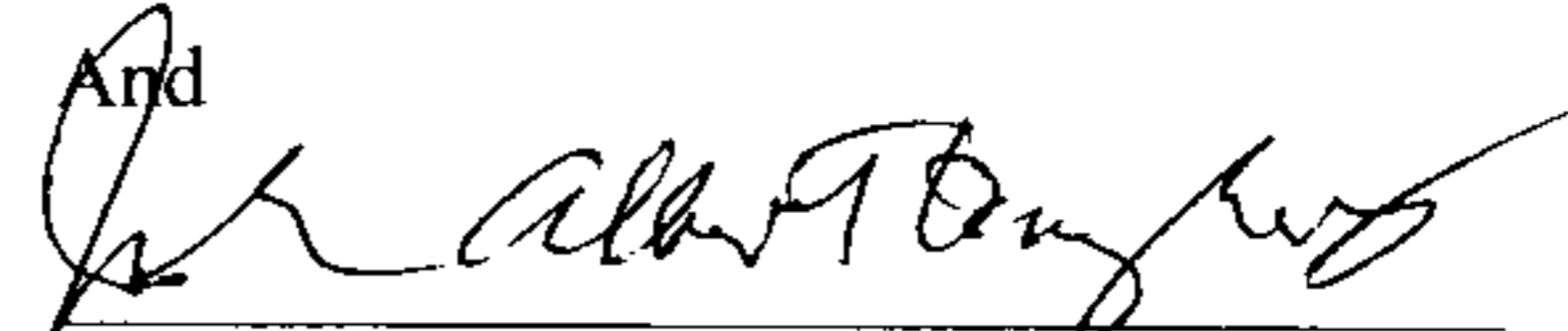
Grantee - D & D, L.L.C., an Alabama Limited Liability Company - 2720 Southview Terrace, Vestavia Hills, Al. 35216:

The Subject Properties above conveyed are being conveyed or exchanged for other real property of equal value and more specifically valued by the Shelby County Tax Assessor as follows:

- 1) Parcel Id#: 28-2-04-0-001-026.000 - \$914,760.00
- 2) Parcel Id#: 28-2-04-0-001-018.000 - \$71,870.00

Given under my hand and seal, this the 28th day of November, 2016..

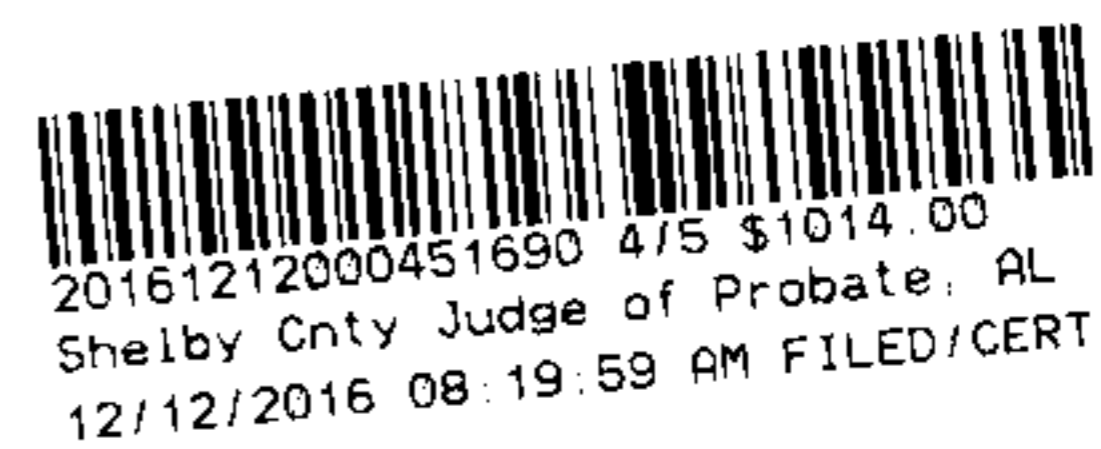

Cheryl Ann Daugherty as President of
JAD-CAD, Inc. (Grantor)

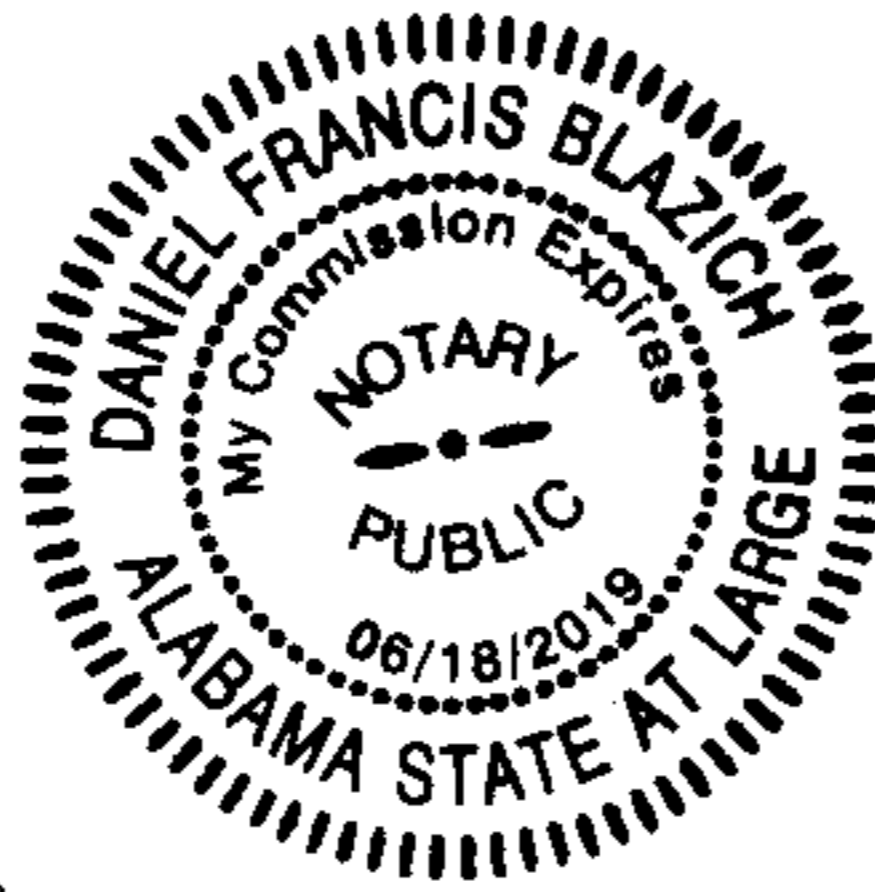
And

John Albert Daugherty as Vice-President pf
JAD-CAD, Inc. (Grantor)

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Cheryl Ann Daugherty, as President of JAD-CAD, Inc., an Alabama Corporation whose name 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, in her capacity as President of JAD-CAD, Inc., an Alabama Corporation executed the same voluntarily on the day the same bears date.

Given under my hand this the 28 day of ~~November~~ ^{December}, 2016.





Daniel Francis Blazich
(Notary Public)

MY COMM: EXP: 06/18/2019

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Albert Daugherty, as Vice-President of JAD-CAD, Inc., an Alabama Corporation whose name 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, he, in her capacity as Vice-President of JAD-CAD, Inc., an Alabama Corporation executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of November, 2016.

Kathy Leester
(Notary Public)

MY COMM: EXP: 11-15-2020

20161212000451690 5/5 \$1014.00
Shelby Cnty Judge of Probate, AL
12/12/2016 08:19:59 AM FILED/CERT