

This instrument was prepared by:
Townes & Woods, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071
(205) 631-4019

Send Tax Notice to:
Canaan Systems, Inc.

QUIT CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Multi-Vest, LLC (formerly known as Multi-Vest, Inc.) a limited liability company and Community Environmental Systems, Inc., a corporation

hereby remises, releases, quit claims, grants, sells, and conveys to

Canaan Systems, Inc.

(hereinafter call Grantee), all their right, title interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to wit:

Commencing at the Northeast Corner of the Southeast quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, thence South 01 degree 36 minutes 05 seconds East along the East line of said quarter-quarter section a distance of 398.02 feet to a point; thence North 88 degrees 20 minutes 36 seconds West a distance of 229.01 feet to a point, said point being the point of beginning; continuing at the point of beginning thence North 88 degrees 15 minutes 34 seconds West a distance of 464.14 feet to a point; thence North 19 degrees 46 minutes 40 seconds East a distance of 140.94 feet to a point; thence North 01 degrees 28 minutes 25 seconds to a point; thence North 01 degrees 28 minutes 25 seconds West a distance of 185.04 feet to a point; thence South 86 degrees 48 minutes 30 seconds East a distance of 171.82 feet to a point; thence South 11 degrees 43 minutes 11 seconds West a distance of 227.73 feet to a point; thence South 88 degrees 15 minutes 34 seconds East a distance of 145.37 feet to a point; thence North 74 degrees 22 minutes 22 seconds East a distance of 152.19 feet to a point; thence South 01 degree 36 minutes 48 seconds East a distance of 135.79 feet to the point of beginning, Shelby County, Alabama.

ALSO a 20 foot ingress and egress easement.

Commencing at the Northeast Corner of the Southeast quarter of the Southwest quarter of Section 14, Township 21 South, Range 3 West, thence North 88 degrees 26 minutes 52 seconds West along the North line of said quarter-quarter section a distance of 160.77 feet to the point of beginning, said point being the centerline of a 20 foot ingress and egress easement lying 10 feet on either side of the following described line; thence South 50 degrees 39 minutes 26 seconds West a distance of 98.89 feet to a point; thence run South 01 degree 53 minutes 06 seconds East a distance of 200.39 feet to the point of ending.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seal, this 30 day of March, 2017.

Witnesses:

Multi-Vest, LLC

By: _____

Charles G. Kessler, Jr.

~~Managing Member~~

Manager of KE Manager, LLC,

The Manager of Multi-Vest, LLC

Community Environmental Systems, Inc.

By: _____

Charles G. Kessler, Jr.

President

STATE OF ALABAMA)

Shelby County, AL 04/10/2017
State of Alabama
Deed Tax: \$24.50

20170410000120870 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
04/10/2017 02:58:52 PM FILED/CERT

JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles G. Kessler, Jr. whose name as ~~Managing Member of Multi-Vest, LLC, a limited liability company (formerly known as Multi-Vest, Inc., a corporation)~~** 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, as such officer and with full authority of the limited liability company, executed the same voluntarily for and as the act of said company.

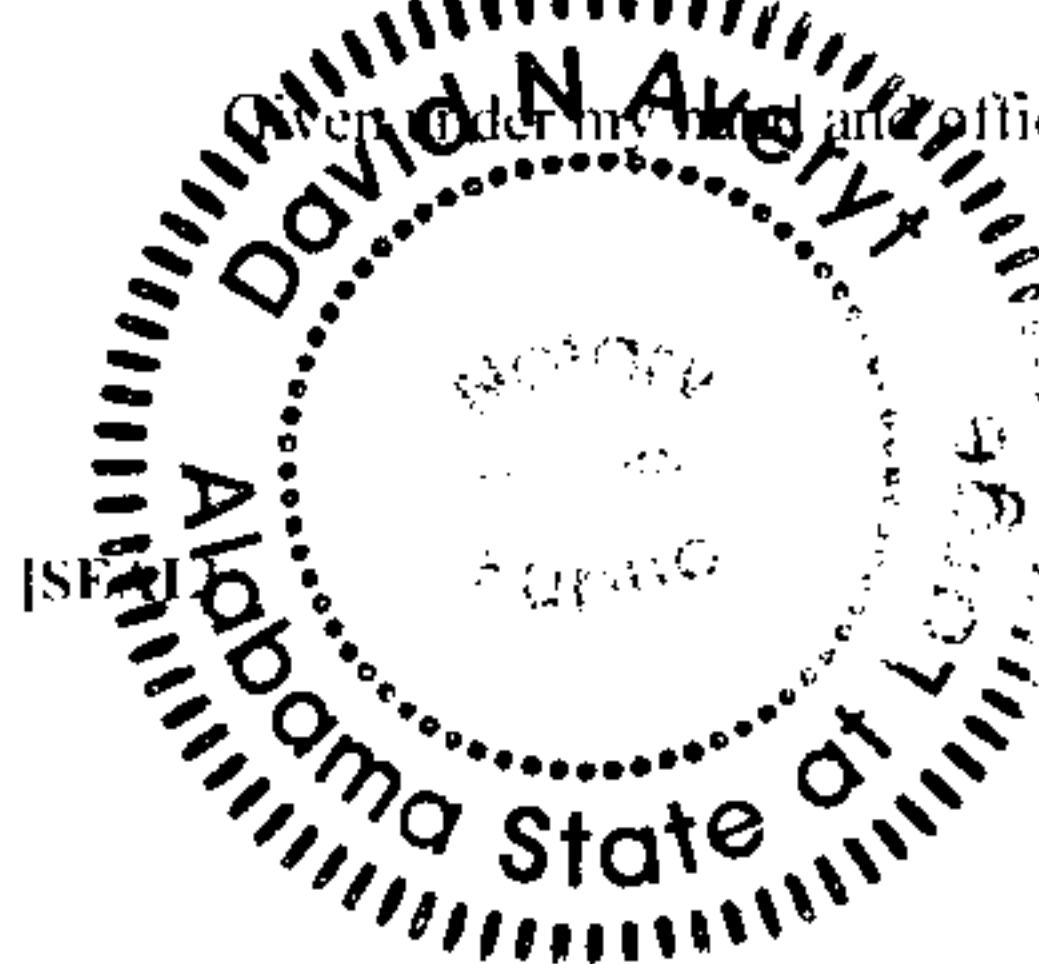


Given under my hand and official seal, this 30 day of March, 2017.


Notary Public
My Commission Expires: 3/6/19


STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles G. Kessler, Jr. whose name as President of Community Environmental Systems, Inc., a corporation,** 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, as such officer and with full authority of the corporation, executed the same voluntarily for and as the act of said corporation.



Given under my hand and official seal, this 30 day of March, 2017.


Notary Public
My Commission Expires: 3/6/19


20170410000120870 2/3 \$45.50
Shelby Cnty Judge of Probate, AL
04/10/2017 02:58:52 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name MULTI-VOST LLC
Mailing Address 2555 GARDEN ROAD
3505 BONT RIVER ROAD
BIRMINGHAM, AL 35216

Grantee's Name CADAN SYSTEM INC
Mailing Address PO Box 390545
BIRMINGHAM, AL
35238

Property Address 23-6-14-3-001-013-004

Date of Sale 3/30/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 24,000

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 _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Un: 20170410000120870 3/3 \$45.50
Shelby Cnty Judge of Probate, AL
04/10/2017 02:58:52 PM FILED/CERT

Form RT-1