


THIS INSTRUMENT PREPARED BY:
Vincent G. Nelan
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Cynthia M. Mitchell
44 Vann Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170510000162800 1/3 \$815.50
Shelby Cnty Judge of Probate: AL
05/10/2017 12:21:22 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, on this 9th day of May, 2017, that in consideration of the sum of Ten Dollars AND No/100 (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, IHM PROPERTIES, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor"), by Jackie Harless, as Trustee of the Testamentary Trust under the Last Will and Testament of Ilean H. Matthews, the sole member of IHM Properties, LLC does, without warranty of title or recourse, hereby remise, release, quitclaim and convey unto CYNTHIA M. MITCHELL, an individual resident of the State of Alabama (hereinafter referred to as the "Grantee"), all of Grantor's right, title and interest in and to that certain real property situated in Shelby County, Alabama, and more particularly describes in **Exhibit "A"** attached hereto and made a part hereof, SUBJECT TO, all encumbrances, liens, covenants, restrictions, reservations, easements and rights-of-way, if any, other matters of record in the Probate Office of Shelby County, Alabama affecting title to said Property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said Property.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR

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:
IHM Properties, LLC	Cynthia M. Mitchell
44 Vann Drive	44 Vann Drive
Birmingham, Alabama 35242	Birmingham, Alabama 35242

Tax Assessor Market Value: \$794,250.00

The Tax Assessor Market Value of the Property can be verified by the Tax Assessor.

Parcel Number: 09-3-06-0-001-002.000

Shelby County, AL 05/10/2017
State of Alabama
Deed Tax: \$794.50

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

This instrument is executed by the Grantor solely in her capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor is expressly limited to Grantor's representative capacity named herein.

Given under my hand and seal this the 9th day of May, 2017.

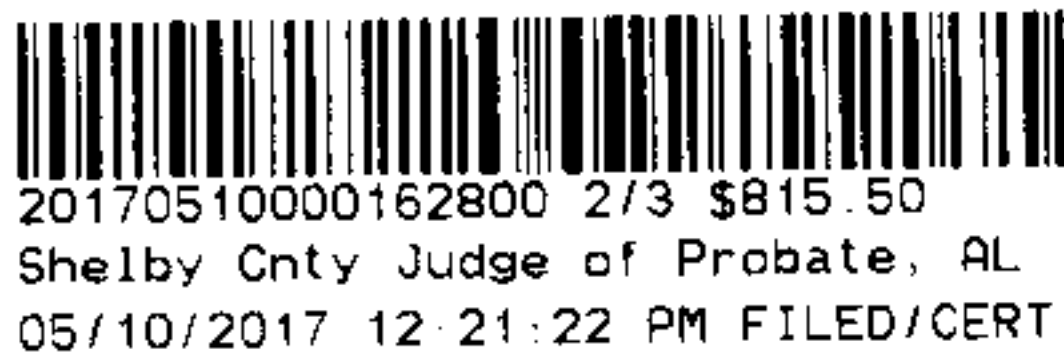
GRANTOR:

IHM PROPERTIES, LLC

Jackie Harless

By: JACKIE HARLESS, as Trustee of the
Testamentary Trust under the Last Will and
Testament of Ilean H. Matthews, deceased

Its: Sole Member



STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JACKIE HARLESS, whose name as Trustee of the Testamentary Trust under the Last Will and Testament of Ilean H. Matthews, deceased, the sole member of IHM 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 said Quitclaim Deed, she, in her capacity, and with full authority, as such Trustee of the Testamentary Trust under the Last Will and Testament of Ilean H. Matthews, deceased, the sole member of IHM PROPERTIES, LLC, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

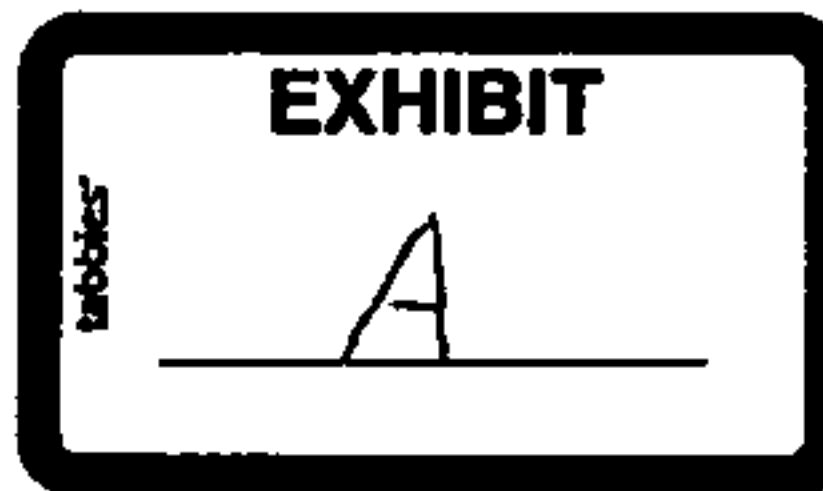
Given under my hand and seal this the 9th day of May, 2017.

Mary S. Palmer
Notary Public

My Commission Expires



[NOTARIAL SEAL]



The North 10 Acres of the SW 1/4 of the NE 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama. Also a 60-foot easement along approximately the present roadway going from the Cahaba Valley Road to the above described property. Less and except the following: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 202.48 feet to the point of beginning of the herein described Tract 2; thence deflect 90 degrees 00 minutes 20 seconds and run to the left in a Southerly direction a distance of 328.45 feet to a point on the South line of the North 1/2 of said 1/4-1/4 Section; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right along the South line of the North 1/2 of said 1/4-1/4 Section and in a Westerly direction a distance of 200.00 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a northerly direction a distance of 328.47 feet to a point on the North line of said 1/4-1/4 Section; thence turn an interior angle of 89 degrees 59 minutes 40 seconds and run to the right in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 200.00 feet, more or less, to the point of beginning of the herein described Tract 2.



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