

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Randy Visser and Kristina Visser, husband and wife, with an address of 4436 Galen Cove, Vestavia, Alabama 35242 (collectively, the "Grantors"), hereby remise, release, and quitclaim unto 5 Star LLC, an Alabama limited liability company, with an address of 4436 Galen Cove, Vestavia AL 35242 (the "Grantee"), all of Grantors' right, title, interest, and claim in or to the real property located in Shelby County, Alabama, described as follows (the "Property"):

See Attached Exhibit "A"

Parcel Identification Number 21 4 19 0 000 003.001

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Grantee and Grantee's successors and assigns, forever.


The Property is not the homestead of Grantors.

This conveyance is subject to the following:

1. Any liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee;
2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Taxes and assessments for the current year and all subsequent years, which Grantee agrees to pay; and
6. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantee. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantors, Randy Visser and Kristina Serra Visser, on 12/23  
\_\_\_\_\_, 2016.

  
20171003000360790 2/6 \$328.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 02:50:50 PM FILED/CERT

DATED this 23<sup>rd</sup> day of December, 2016.

  
\_\_\_\_\_  
Randy Visser, Principal

Social Security Number: 379-96-1396

Residing at:

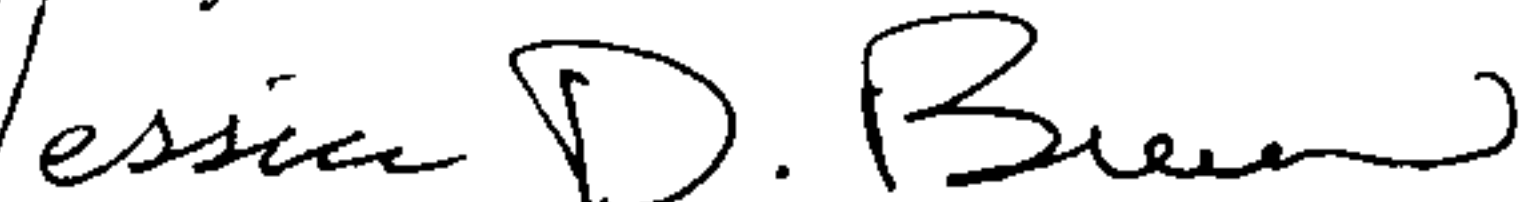
4436 Galen Cove

Vestavia, AL 35242

STATE OF Alabama }  
COUNTY OF Jefferson } ss.

This is to certify that on this 23 day of December, 2016, before me, the undersigned Notary Public in and for the state of Alabama, duly commissioned and qualified, personally appeared Kristina Visser, to me known to be the person described in and who executed the within and foregoing Power of Attorney, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

  
\_\_\_\_\_  
Notary Signature

Print Name: Jessica D. Brewer

NOTARY PUBLIC in and for the

state of Alabama, residing at 3179 green valley Rd

My commission expires: My Commission Expires 1/7/2018



20171003000360790 3/6 \$328.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 02:50:50 PM FILED/CERT

DATED this 23 day of December, 2016.

Kristina Visser  
Kristina Visser, Principal

Social Security Number: 383.82.9663  
Residing at:  
4436 Galen Cove  
Vestavia, AL 35242

STATE OF Alabama }  
COUNTY OF Jefferson } ss.

This is to certify that on this 23 day of December, 2016, before me, the undersigned Notary Public in and for the state of Alabama, duly commissioned and qualified, personally appeared Kristina Visser, to me known to be the person described in and who executed the within and foregoing Power of Attorney, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Jessica D. Brewer  
Notary Signature  
Print Name: Jessica D. Brewer  
NOTARY PUBLIC in and for the  
state of Alabama, residing at 3179 green valley Rd

My commission expires: My Commission Expires 1/7/2018

20171003000360790 4/6 \$328.00  
Shelby Cnty Judge of Probate: AL  
10/03/2017 02:50:50 PM FILED/CERT

EXHIBIT A

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 86°23'06" West for a distance of 1325.99 feet to the SW corner of said quarter section; thence run North 02°40'01" East for a distance of 1410.59 feet to the NW corner of said quarter section; thence run North 86°51'05" East for a distance of 371.99 feet to a point on the Southerly right of way line of Highway 26 (80' right of way); thence run South 46°39'27" East for a distance of 460.64 feet to the Point of Curvature of a curve to the left, said curve having a radius of 1684.88 feet; thence run Southeasterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15 feet, Chord Bearing=South 53°24'03" East) to a Point of Tangency of said curve, thence run South 58°31'53" East for a distance of 417.47 feet along said Southerly right of way line to a point on the East line of said 1/4-1/4 section; thence run South 00°00'00" West for a distance of 666.81 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 00°00'00" West for a distance of 634.25 feet to a point on the North right of way line of Highway 26 (80' right of way); thence run North 58°31'05" West for a distance of 365.97 feet to the Point of Curvature of a curve to the right, said curve having a radius of 1684.88 feet; thence run Northwesterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15, Chord Bearing=North 53°24'03" West) to a Point of Tangency of said curve; thence run North 46°01'45" West for a distance of 378.09 feet; thence run North 86°51'05" East for a distance of 771.56 feet to the Point of Beginning.



20171003000360790 5/6 \$328.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 02:50:50 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 Randy Visher, Kristina Visher  
Mailing Address 4436 GALEN COLE  
VESTALIA AL 35242

Grantee's Name 5 STAR LLC  
Mailing Address 4436, GALEN COLE  
VESTALIA AL 35242

Property Address 5900 LI 26  
COLUMBIANA AL 35051

Date of Sale 12-23-16  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$297,950



20171003000360790 6/6 \$328.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 02:50:50 PM FILED/CERT

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 10-3-17

Print Randy Visher

☒ Unattested

Karen Melsen  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one