

This Instrument Prepared by:
Christopher S. Hamer
Hamer Law Group, LLC
205 20th Street North – STE 710
Birmingham, AL 35203

SEND TAX NOTICE TO:
McBride RE, LLC
c/o Corey W. Jenkins
2101 West Clinton Ave. Ste.102
Huntsville, AL 35805

STATE OF ALABAMA)
COUNTY OF SHELBY)



20171027000389830 1/12 \$136.50
Shelby Cnty Judge of Probate, AL
10/27/2017 10:33:12 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, for good and valuable consideration, the receipt, adequacy, and sufficiency of which is hereby acknowledged by the Grantor herein, and as contemplated by that certain Settlement Agreement (as defined below), **BEVERLY ANNE MORTON**, a married woman; **JENNIFER MCALLISTER**, an unmarried woman; **GREGORY ALAN MCBRIDE**, a married man; **PAMELA MCBRIDE**, a widowed woman; Pamela McBride, as Personal Representative of the **ESTATE OF STEVEN T. MCBRIDE**, in the Probate Court of Jefferson County, Alabama (Bessemer Division), Probate Case No.: 2013-046275; **KELLY M. HOLZAPFEL**, a married woman; **JESSICA M. BARR**, a married woman; **RACHEL BAYLESS**, a married woman; **RENEE APPELYARD**, a married woman; **TROY MCBRIDE**, a married man; and **CODY MCBRIDE**, an unmarried man, (collectively referred to as the “*Grantor*”, whether one or more), do hereby grant, bargain, quitclaim and convey unto **MCBRIDE RE, LLC**, an Alabama limited liability company (collectively referred to as the “*Grantee*”), all of the Grantor’s rights, title and interests in and to the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit “A” attached hereto and incorporated hereto by this reference.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTOR’S SPOUSE.

The Grantor and Grantee herein are all parties to that CERTAIN SETTLEMENT AGREEMENT CONCERNING THE IRREVOCABLE TRUST AGREEMENT OF HARRIETTE A. MCBRIDE DATED JUNE 1, 1994, dated as of Sept. 25, 2017, in case no: 2016-047954 in the Probate Court of Jefferson county, Alabama (Bessemer Division) (the “*Settlement Agreement*”), and the herein deed is being entered into pursuant to the Settlement Agreement. THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE PARTIES HERETO, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD unto said grantee, and grantee’s heirs, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance this the 25 day of Sept., 2017.

[Signatures and Acknowledgements on the following pages.]

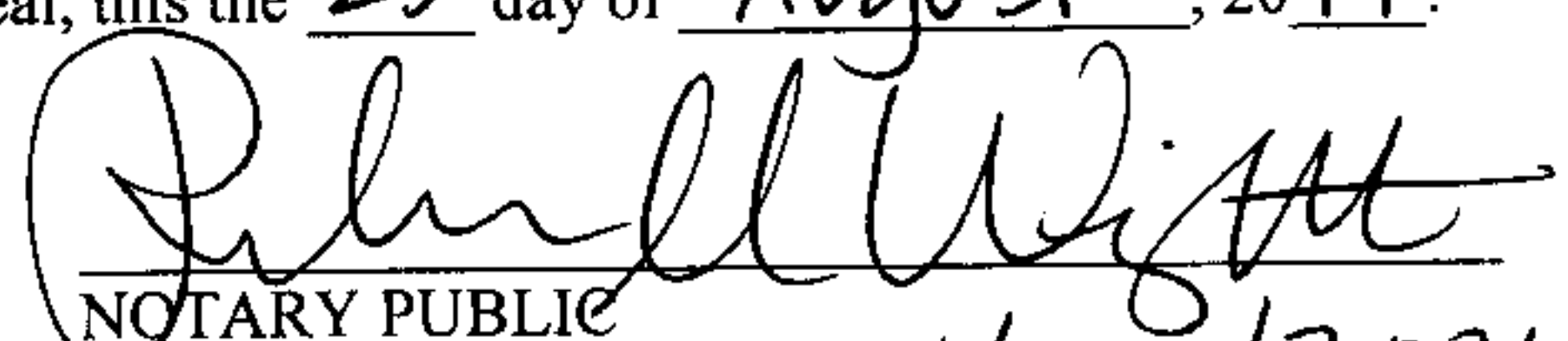
Shelby County, AL 10/27/2017
State of Alabama
Deed Tax: \$81.50


GREGORY ALAN MCBRIDE


STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **GREGORY ALAN MCBRIDE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 23rd day of August, 2017.


NOTARY PUBLIC
My Commission Expires: 1/27/2021

[Signatures and Acknowledgements continued on the following pages.]


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Beverly Anne Morton
BEVERLY ANNE MORTON



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STATE OF Alabama)

Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **BEVERLY ANNE MORTON**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 28th day of July, 2017.

Paul H. Wight
NOTARY PUBLIC
My Commission Expires: 1/27/2021

Jennifer McAllister
JENNIFER MCALLISTER

STATE OF Alabama)

Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **JENNIFER MCALLISTER**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 28th day of July, 2017.

Paul H. Wight
NOTARY PUBLIC
My Commission Expires: 1/27/2021

[Signatures and Acknowledgements continued on the following pages.]

Kelly Holzappel
KELLY M. HOLZAPFEL

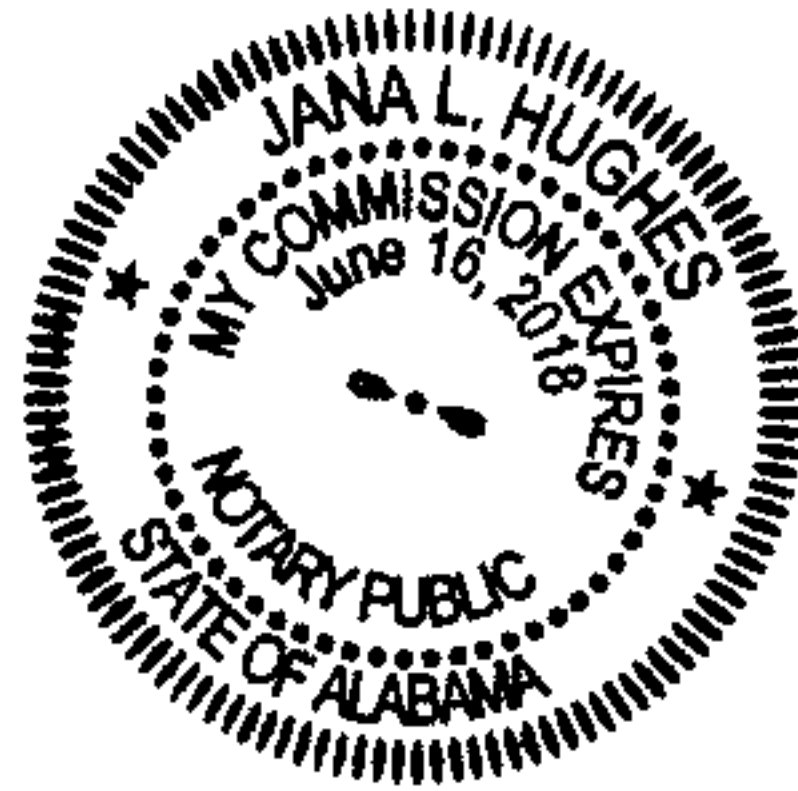


20171027000389830 4/12 \$136.50
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STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **KELLY M. HOLZAPFEL**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 24th day of July, 2017.



Jana L. Hughes
NOTARY PUBLIC
My Commission Expires: 6/16/18

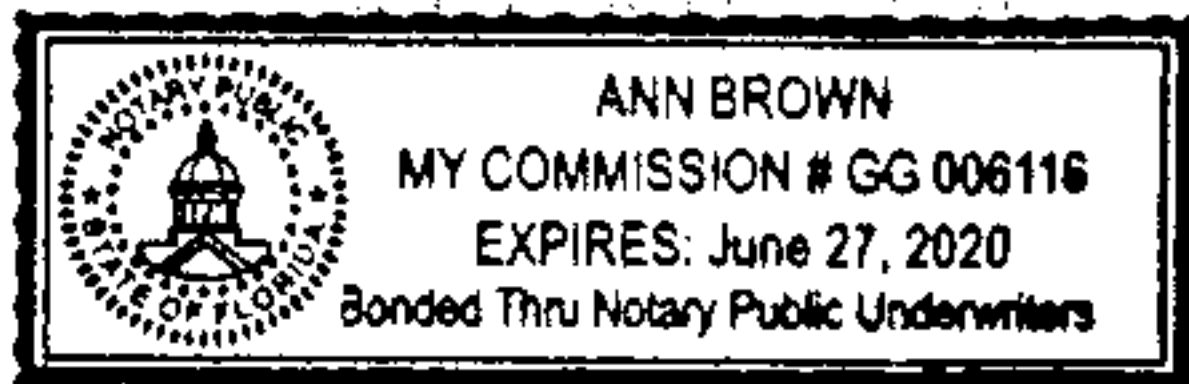
[Signatures and Acknowledgements continued on the following pages.]

Jessica M Barr
JESSICA M. BARR

STATE OF Florida)
Saint Johns COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **JESSICA M. BARR**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 11th day of August, 2017.

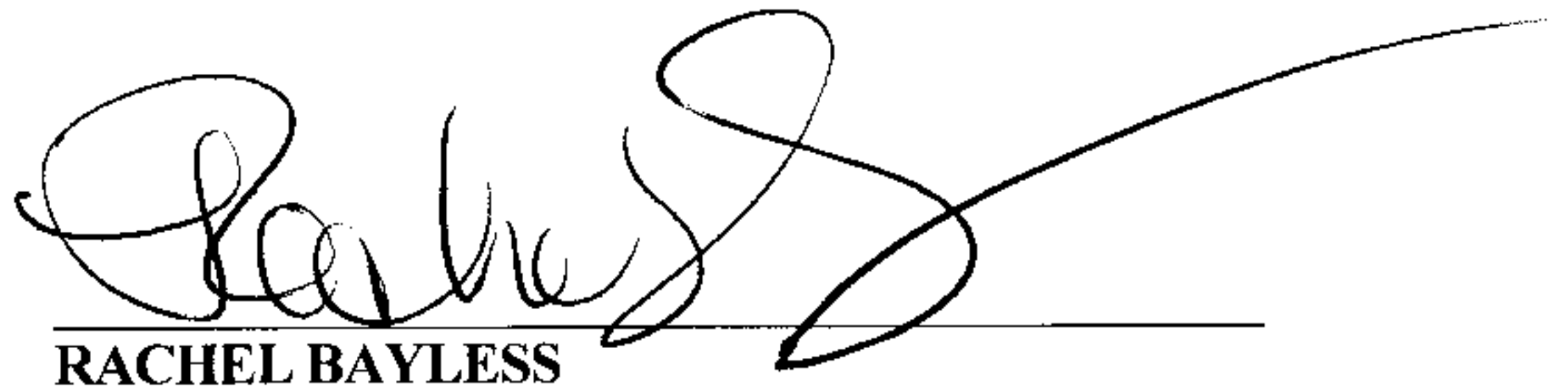


Ann K. Brown
NOTARY PUBLIC
My Commission Expires: 6/27/2020

[Signatures and Acknowledgements continued on the following pages.]



20171027000389830 5/12 \$136 50
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10/27/2017 10:33:12 AM FILED/CERT



RACHEL BAYLESS

STATE OF AL)

Madison COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **RACHEL BAYLESS**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 28th day of July, 2017.


NOTARY PUBLIC
My Commission Expires: 10-12-20

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STATE OF Alabama)
Jefferson COUNTY)


Troy M McBride
TROY MCBRIDE

I, the undersigned, a notary public in and for said county in said state, hereby certify that **TROY MCBRIDE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 22 day of August, 2017.

Shirley L. Johnson
NOTARY PUBLIC
My Commission Expires: 12-16-19

[Signatures and Acknowledgements continued on the following pages.]


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STATE OF Alabama)
Jefferson COUNTY)

Renee Appleyard
RENEE APPLEYARD

I, the undersigned, a notary public in and for said county in said state, hereby certify that **RENEE APPLEYARD**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 23 day of August, 2017.

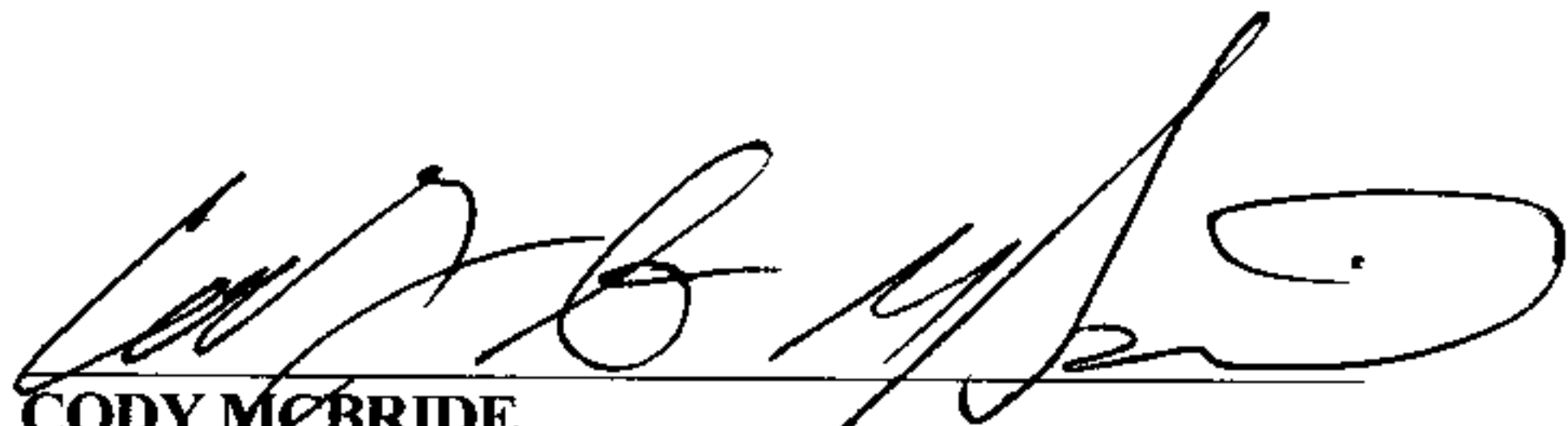
Sheila S. Johnson
NOTARY PUBLIC
My Commission Expires: 12-16-19

[Signatures and Acknowledgements continued on the following pages.]



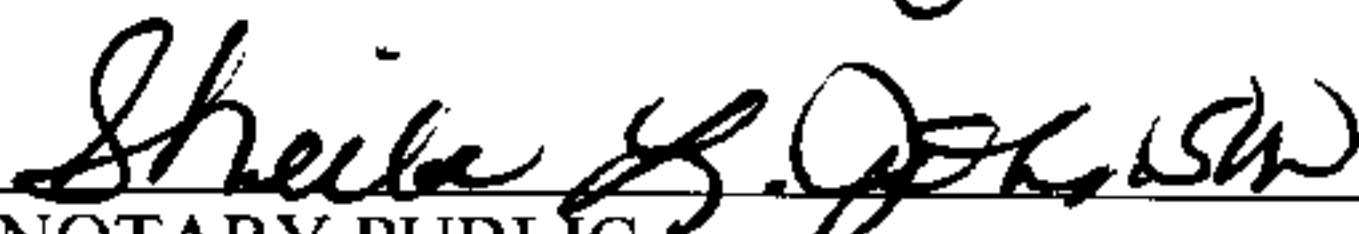
20171027000389830 8/12 \$136.50
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10/27/2017 10:33:12 AM FILED/CERT

STATE OF Alabama)
Jefferson COUNTY)


CODY MCBRIDE

I, the undersigned, a notary public in and for said county in said state, hereby certify that **CODY MCBRIDE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.

Given under my hand and official seal, this the 23 day of August, 2017.


NOTARY PUBLIC
My Commission Expires: 12-16-19

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Pamela McBride
PAMELA MCBRIDE

STATE OF Alabama)

Cullman COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **PAMELA MCBRIDE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, s/he executed the same voluntarily.


Given under my hand and official seal, this the 14 day of September, 20 17.

Minamda Hood
NOTARY PUBLIC
My Commission Expires: **MY COMMISSION EXPIRES 5-10-2021**

Pamela McBride
PAMELA MCBRIDE, as Personal Representative
Estate of Steven T. McBride, deceased.

STATE OF Alabama)

Cullman COUNTY)


20171027000389830 10/12 \$136.50
Shelby Cnty Judge of Probate, AL
10/27/2017 10:33:12 AM FILED/CERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that **PAMELA MCBRIDE**, as Personal Representative of the **ESTATE OF STEVEN T. MCBRIDE**, in the Probate Court of Jefferson County, Alabama (Bessemer Division), Probate Case No.: 2013-046275, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, in said capacity and with full authority, she executed the same voluntarily.

Given under my hand and official seal, this the 14 day of September, 20 17.

Minamda Hood
NOTARY PUBLIC
My Commission Expires: **MY COMMISSION EXPIRES 5-10-2021**

[Signatures and Acknowledgements continued on the following pages.]

Exhibit "A"

(Legal Description)

Commence at the NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East. Run thence south along west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 428.6 feet, to north line of 30 feet reserve roadway. Thence turn angle of 90 degrees, 0.5 minutes to the left and run along said north line of said roadway 500.0 feet to the SE corner of road heretofore conveyed to Sadie Thompson Reese and husband, David E. Reese, which is Point of Beginning of property here described. Thence turn angle of 89 degrees 55 minutes to left and run in a Northerly direction along East line of said Reese lot to a distance of 428.6 feet along a Northerly line to a point on the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section. Thence run in an easterly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 348.9 feet to a wood stake and rock pile. Thence turn an angle of 91 degrees, .07 minutes to right and run a distance of 432.07 feet to north line of said 30 feet of said roadway. Thence run in a Westerly direction along the north line of said roadway 349.9 feet, more or less, to the point of beginning according to the Survey of Gary M. Roberts, Registered Land Surveyor. LESS AND EXCEPT that portion thereof of line below 397.00 feet ground elevation contour line above sea level according to the Survey of Alabama Power Company. Said property below said 397.00 feet ground elevation contour line having been heretofore conveyed to Alabama Power Company.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Beverly Anne Morton, Jennifer McAllister, Gregory Alan McBride, Pamela McBride, Pamela McBride, as Personal Representative of the Estate of Steven T. McBride, in the Probate Court of Jefferson County, AL (Bessemer Division), Probate Case No. 2013-046275; Kelly M. Holzapfel, Jessica M. Barr, Rachel Bayless, Renee Appleyard, Troy McBride, and Cody McBride</u>	Grantee's Name	<u>McBride RE, LLC, an Alabama limited liability company</u>
Mailing Address	<u>2415 Jordan Road Huntsville, AL 35811</u>	Mailing Address	<u>2415 Jordan Road Huntsville, AL 35811</u>
Property Address	<u>575 Highway 408 Shelby, AL 35143 (Shelby County, AL)</u>	Date of Sale	<u>September 25 2017</u>
		Total Purchase Price	<u>\$81,350.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Settlement Agreement</u>
<input type="checkbox"/> Closing Statement	

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 Lanier Ford Shaver & Payne P.C., as Agent

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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