

This instrument prepared by:  
William C. Brown  
Engel Hairston & Johanson, P.C.  
109 N. 20<sup>th</sup> Street, 4<sup>th</sup> Floor  
Birmingham, Alabama 35203

Send Tax Notice to:  
LGCA Properties, LLC  
2469 Hwy. 31  
Calera, Alabama 35040

STATE OF ALABAMA       )  
                                      )  
SHELBY COUNTY         )

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** executed and delivered this 8<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2017, by **NSDKT PROPERTIES, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), to **LGCA PROPERTIES LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee").

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS** that the said Grantor, in consideration of the sum of \$10.00 paid to Grantor by Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby QUITCLAIM, RELEASE, ACQUIT and CONVEY unto the said Grantee and to the successors and assigns of Grantee, that certain real property situated in the County of Shelby, State of Alabama, and described as follow:

See **Exhibit A** attached hereto and made a part hereof (the "Property").

**NOTE TO CLERK:** This Quitclaim Deed is being executed in order to correct discrepancies in the chain of title created by the resubdivision of Lot 1 and Lot 2 of Joe Florence Subdivision as recorded in Map Book 37, page 109, in Probate Office, Shelby County, Alabama and does hereby convey any interest of Grantor in subject property that was formerly a portion of Lot 2, according to the Survey of Joe Florence Subdivision, as recorded in Map Book 25, page 20, Probate Office, Shelby County, Alabama.

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

**IN WITNESS WHEREOF**, the Grantor, by and through its authorized member and manager who has executed this instrument, this 8<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2017.


GRANTOR:

**NSDKT PROPERTIES, LLC**, an Alabama limited liability company

By: 

Name: Norman A. Latona, Jr.

Title: Member and Manager

  
20171113000409300 1/4 \$423.00  
Shelby Cnty Judge of Probate: AL  
11/13/2017 12:25:34 PM FILED/CERT

Shelby County, AL 11/13/2017  
State of Alabama  
Deed Tax: \$399.00

STATE OF Alabama, COUNTY OF Shelby

I, a Notary Public, in and for said County in said State, hereby certify that Norman A. Latona, Jr  
whose name as

Member and Manager (Title(s)) of NSDKT Properties, LLC (Name of  
Business or Entity) a Alabama Limited Liability Company (Describe the Type of Entity), is/are 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/she/they, in such capacity and with full authority, executed the same  
voluntarily for and as the act of said entity. Given under my hand this the 8th day  
of September, 2017.

My Commission expires: 7/8/2018

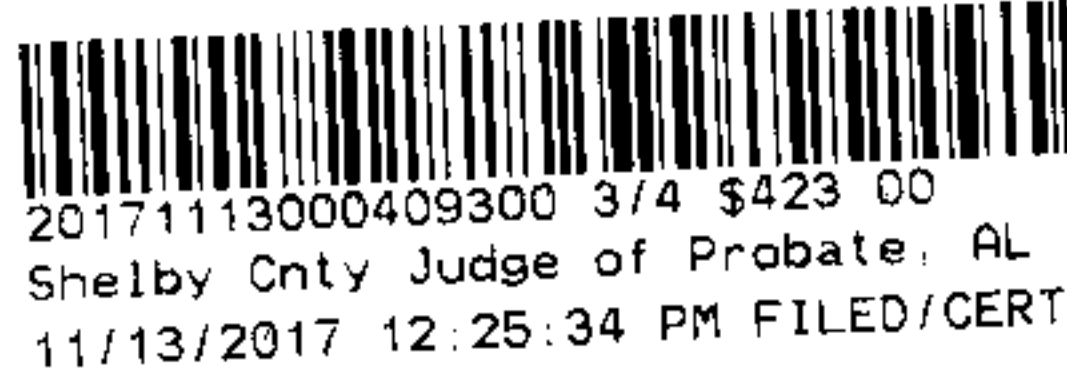
Debra Atkinson Cardie  
(Notary Public)



20171113000409300 2/4 \$423.00  
Shelby Cnty Judge of Probate, AL  
11/13/2017 12:25:34 PM FILED/CERT

## EXHIBIT "A"

Lot 1A, according to a Resubdivision of Lot 1 and Lot 2, Joe Florence Subdivision, as recorded in Map Book 37, Page 109, in the Probate Office of Shelby County, Alabama.



A handwritten signature is located in the bottom right corner of the page.

# Real Estate Sales Validation Form

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

Grantor's Name NSDKT Properties, LLC  
Mailing Address 2469 Hwy 31  
Calera, AL 35040

Grantee's Name LGCA Properties LLC  
Mailing Address 2469 Hwy 31  
Calera, AL 35040

Property Address 2473 US Hwy. 31  
Alabaster, AL 35040

Date of Sale September 8, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 398,940



20171113000409300 4/4 \$423.00  
Shelby Cnty Judge of Probate, AL  
11/13/2017 12:25:34 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 tax assessor records

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 9/8/2017

Print Norman A. Latona, Jr., Member of LGCA Properties, LLC, Grantee

Unattested  
(verified by)

Sign  
(Grantor/Grantee/Owner/Agent) circle one