

THIS QUITCLAIM DEED IS BEING DELIVERED ONLY FOR THE PURPOSE OF CLEARING TITLE. NO CONSIDERATION IS BEING PAID.

STATE OF ALABAMA )  
SHELBY COUNTY ) Quitclaim Deed

Know all men by these presents, that in consideration of TEN AND NO/100 DOLLARS (10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is hereby acknowledged, Myrna Scotch (Grantor), a married woman, does grant, convey and quitclaim unto Sharit Real Estate Holdings, LLC (Grantee) all of her right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

See attached Exhibit A

No part of the property conveyed herein constitutes the homestead of the Grantor.

To have and to hold unto the Grantee, its successors and assigns forever.

In witness whereof, I have hereunto set my hand and seal this the 10<sup>th</sup> day of April, 2018.

GRANTOR

*Myrna Scotch*  
Myrna Scotch

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Myrna Scotch, whose name 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 foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of April, 2018.

*Myles Anthony Jones*  
Notary Public  
MYLES ANTHONY JONES  
Notary Public, Alabama State at Large  
My Commission Expires  
May 24, 2021

This Instrument Prepared By:

Michael B. Odom  
Rumberger, Kirk & Caldwell  
2001 Park Place North, Suite 1300  
Birmingham, Alabama 35203

Send Tax Notice To:

Sharit Real Estate Holdings, LLC  
5354 Highway 280 East  
Birmingham, Alabama 35242



20180413000123860 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/13/2018 11:42:59 AM FILED/CERT

## EXHIBIT A

A parcel of land situated in the Southeast one-quarter of the Southeast one-quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at found capped SSI rebar being the Southeast corner of said quarter-quarter; thence run South 88 degrees 48 minutes 21 seconds West along the South line of said quarter-quarter for a distance of 199.92 feet to a found concrete monument; thence leaving said South line, run North 00 degrees 16 minutes 28 seconds West for a distance of 802.44 feet to a found 5/8" capped rebar stamped GSA 0560LS, said point being the POINT OF BEGINNING; thence run along last described course for a distance of 340.11 feet to a set 5/8" capped rebar, said point being a point on the Southernmost right of way line of Old Highway 280; thence run South 74 degrees 57 minutes 16 seconds East along said Southernmost right of way for a distance of 102.13 feet to a set 5/8" capped rebar; thence leaving said Southernmost right of way, run South 00 degrees 20 minutes 43 seconds East for a distance of 311.54 feet to a found 5/8" capped rebar stamped GSA 0560LS; thence run South 88 degrees 48 minutes 21 seconds West for a distance of 98.90 feet to the POINT OF BEGINNING.



20180413000123860 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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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 Myrna Scotch
Mailing Address 110 Scotch Drive, Ste. 101
Birmingham, AL 35242

Grantee's Name Sharit Real Estate Holdings, LLC
Mailing Address 5354 Highway 280 East
Birmingham, AL 35242

Property Address 5354 Highway 280 East
Birmingham, AL 35242

Date of Sale 4/11/2018
Total Purchase Price \$ 10.00
or
Actual Value \$
or
Assessor's Market Value \$

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
X Other Deed being recorded only for the purpose of clearing title

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 4/11/2018

Print Michael B. Odom, Attorney for Myrna Scotch

X Unattested (verified by)

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

Form RT-1