


This Deed is solely for the purpose of conveying the survey legal of the property in the Deed recorded simultaneously between the same parties, upon which Deed tax was paid. As as a result, no Deed tax is due in connection with this Deed.

This Instrument Prepared By:  
James F. Burford, III, Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice to: **AL Hoover Hwy 119, LLC**  
**Attn. Property Management**  
**550 S. Main Street, Suite 300**  
**Greenville, SC 29601**

**QUITCLAIM DEED**

STATE OF ALABAMA           )  
SHELBY COUNTY            )

  
20180807000280410 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/07/2018 10:20:05 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Ten and No/100 Dollars (\$10.00) and the intent to cure legal description discrepancies in hand paid to the undersigned, **Cahaba Valley Road Development, L.L.C. whose mailing address is 60 Chelsea Corners Suite 121, Chelsea, Alabama 35043** (the Grantor), the receipt of which is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to **AL Hoover Hwy 119, LLC**, a South Carolina limited liability company, (herein referred to as Grantee) whose mailing address is **550 South Main Street Suite 300, Greenville, South Carolina 29601**, all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, the address of which is **#7 Huddle Drive, Hoover, Alabama**, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

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

13 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the July day of 2018.

Cahaba Valley Road Development, L.L.C.

  
By: Brian Smith

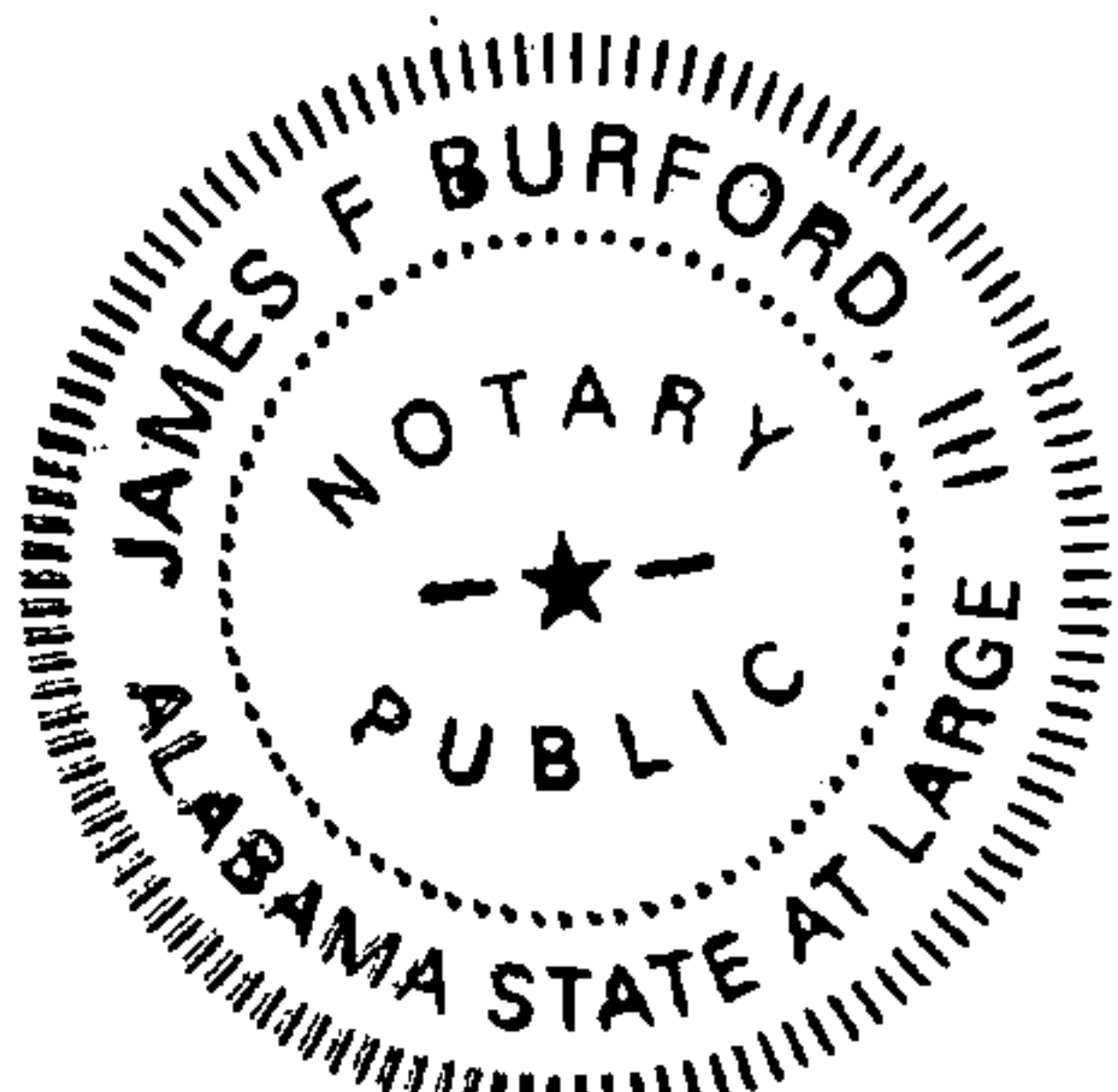
Its: Sole Member

STATE OF ALABAMA           )  
 COUNTY            )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brian Smith as Sole Member of Cahaba Valley Road Development, L.L.C. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 13 day of July, 2018.



  
Notary Public

My Commission Expires: 3-1-22

## EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 32, Township 18 South, Range 01 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found 1 /2 inch rebar marking the Northwest corner of the above mentioned Quarter-Quarter Section; thence run North 88 degrees 57 minutes 02 seconds East along the North line of said Quarter-Quarter Section for a distance of 388.85 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point also being the Point of Beginning; thence run North 88 degrees 52 minutes 12 seconds East along said North line for a distance of 232.97 feet to a found crimped pipe; thence leaving said North Quarter Section line, run South 01 degrees 09 minutes 57 seconds East for a distance of 73.69 feet to a crimped pipe; thence run South 69 degrees 20 minutes 04 seconds East for a distance of 479.69 feet to a found rebar (Hatcher), said point also being on the Westernmost Right of Way of Alabama Highway 119 (Public Right of Way varies), said point also being on a curve turning to the left, said curve having a radius of 17,644.00 feet, a central angle of 00 degrees 28 minutes 12 seconds, a chord bearing of South 22 degrees 39 minutes 02 seconds West, a chord distance of 144.75 feet; thence run along the arc of said curve and along said Right of Way run North 69 degrees 20 minutes 59 seconds West for a distance of 719.33 feet to a found rebar; thence run North 21 degrees 05 minutes 12 seconds East for a distance of 126.77 feet to the POINT OF BEGINNING. Said parcel contains 110,781 square feet or 2.54 acres, more or less.



20180807000280410 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

Mailing Address

Property Address

Grantee's Name

Mailing Address

Date of Sale

Total Purchase Price

Or

Actual Value

Or

Assessor's Market Value



20180807000280410 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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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 – This Deed is solely for the purpose of conveying survey legal. The Deed Tax was collected on Deed recorded simultaneously between same parties.

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 validation, 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 ss 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 ss 40-22-1 (h).

Date

Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one