

20181226000447540
12/26/2018 09:00:20 AM
QCDEED 1/5

**This instrument was prepared by
and upon recording return to:**

Gail Livingston Mills, Esq.
Burr & Forman LLP
420 North 20th Street
Suite 3400
Birmingham, Alabama 35203

Send tax notice to:

HCI Oak Mountain, LLC
3075 Healthy Way
Birmingham, Alabama 35243

STATE OF ALABAMA)
SHELBY COUNTY)

NOTE TO RECORDER: THIS QUITCLAIM DEED IS BEING RECORDED TO CLARIFY THE LEGAL DESCRIPTION OF THE PROPERTY, AND AS SUCH, NO DEED TAX IS DUE UPON THE RECORDING HEREOF.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to **JIMMIE J. BARNES**, a married man ("**Grantor**"), in hand paid by **HCI OAK MOUNTAIN, LLC**, an Alabama limited liability company ("**Grantee**"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents quitclaim, release, remise, and convey unto Grantee all of its right, title and interest in and to that certain real estate situated in Shelby County, Alabama, and more particularly described on EXHIBIT "A" attached hereto and made a part hereof (the "**Property**"), subject to the matters described in EXHIBIT "B" attached hereto and made a part hereof (the "**Permitted Encumbrances**").

TOGETHER WITH all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

The Property is not the homestead of Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized representative this 19th day of December, 2018.

[Remainder of Page Intentionally Left Blank; Signatures Begin on the Following Page]

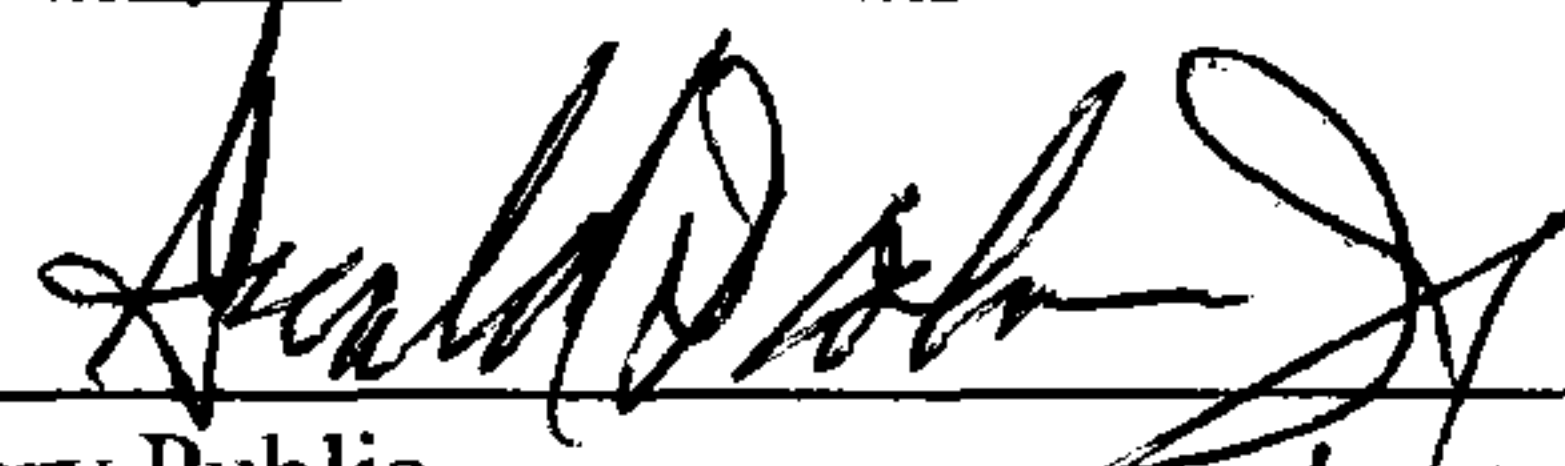
GRANTOR:


JIMMIE J. BARNES

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JIMMIE J. BARNES**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2018.



Notary Public
My Commission expires: 11/14/19

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 39 SECONDS EAST FOR 347.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AMPHITHEATER ROAD; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: NORTH 52 DEGREES 06 MINUTES 49 SECONDS EAST FOR 63.16 FEET; THENCE RUN NORTH 70 DEGREES 21 MINUTES 19 SECONDS EAST FOR 17.75 FEET TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 35 DEGREES 03 MINUTES 42 SECONDS WEST, AND A CHORD LENGTH OF 28.91 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN ALONG SAID ARC FOR 30.83 FEET; THENCE RUN SOUTH 00 DEGREES 15 MINUTES 43 SECONDS EAST FOR 235.69 FEET; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 01 SECOND EAST FOR 285.14 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 01 SECOND EAST FOR 284.85 FEET; THENCE RUN SOUTH 01 DEGREES 09 MINUTES 56 SECONDS WEST FOR 276.10 FEET; THENCE RUN NORTH 87 DEGREES 36 MINUTES 23 SECONDS WEST FOR 284.92 FEET; THENCE RUN NORTH 01 DEGREE 09 MINUTES 58 SECONDS EAST FOR 270.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 77,778.98 SQ. FEET OR 1.79 ACRES MORE OR LESS.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. 20 foot Utility Easement recorded in Deed Book 281, Page 318, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	Jimmie J. Barnes	Grantees' Name:	HCI Oak Mountain, LLC
Mailing Address:	3710 Carisbrooke Drive Hoover, Alabama 35226	Mailing Address:	3075 Healthy Way Birmingham, Alabama 35243
Property Address:		Date of Sale:	December <u>19</u> , 2018
			Total Purchase Price: NA 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 ☐ Appraisal
☐ Sales Contract ☒ Other: *Quitclaim Deed filed to clarify legal description; no deed tax due and payable upon recording.*
☐ 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).

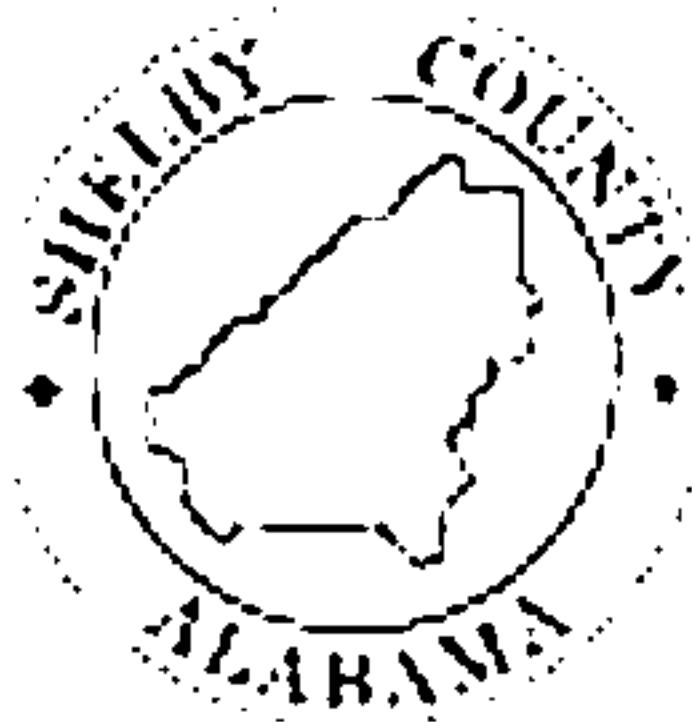
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 19, 2018

☒ Unattested

GRANTOR:

Jimmie J. Barnes
JIMMIE J. BARNES



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/26/2018 09:00:20 AM
\$28.00 JESSICA
20181226000447540

Allie S. Bayl