


THIS INSTRUMENT PREPARED BY:

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Birmingham, AL 35223


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, an Alabama non-profit corporation (herein referred to as "Grantor"), by and through Trustees, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE AND QUIT CLAIM** unto **EDDLEMAN LANDS, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real estate, and improvements and appurtenances thereto, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, its administrators, heirs and assigns, forever. Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:
The Young Men's Christian Association of
Birmingham
321 North 21st Street
Birmingham, AL 35203

Grantee's Name and Mailing Address:
Eddleman Lands, LLC
2700 Highway 280
Suite 425
Birmingham, AL 35223

Property Address:

Part of SW ¼ of S24, T18S, R1W

Date of Sale:

March 21, 2019

Total Purchase Price:

\$ -0-

Purchase Price can be verified in:

- ☐ Closing Statement
- ☐ Sales Contract
- ☐ Appraisal
- ☐ Bill of Sale
- ☐ Property Tax Bill or Assessment
- ☒ Other - Clarifying title

This Quit Claim deed is given to convey and clear title to any portion of the property conveyed by Statutory Warranty Deed from the Grantor to the Grantee being recorded simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, through its duly authorized officer, does hereby execute this conveyance as of the 21st day of March, 2019.

GRANTOR:

**The Young Men's Christian Association of
Birmingham**

an Alabama non-profit corporation

By: 

Dan Pile

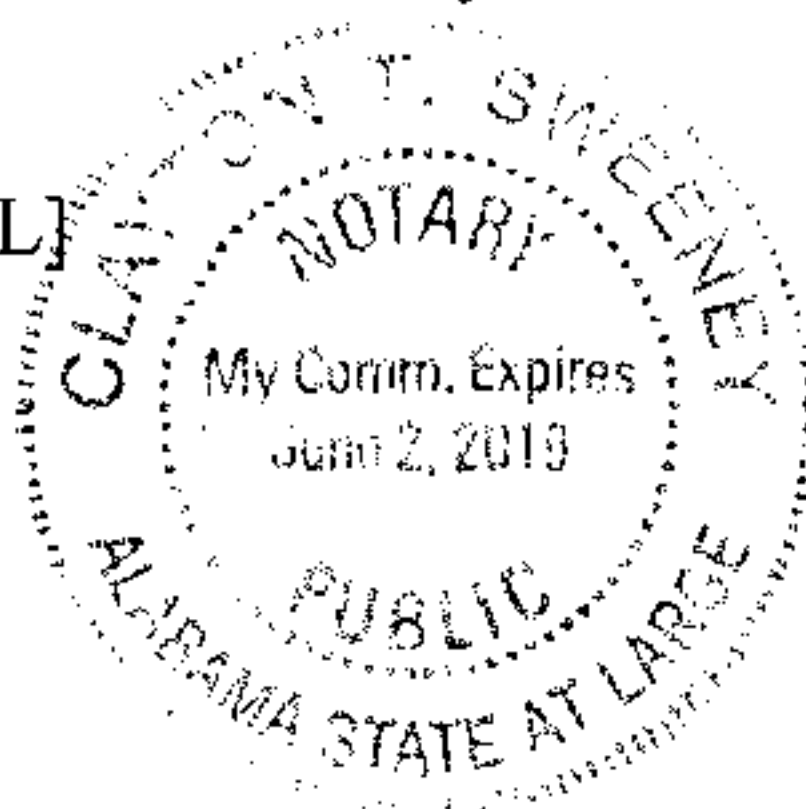
Its: **CEO**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Dan Pile, whose name as CEO of **The Young Men's Christian Association of Birmingham**, an Alabama non-profit corporation, 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 the said instrument, he, as such officer with full authority, executed the same voluntarily on behalf of said corporation on the day the same bears date.

GIVEN under my hand and seal, this 21st day of March, 2019.

[NOTARIAL SEAL]




Notary Public

My Commission expires: 6-2-2019

EXHIBIT "A"
Legal Description for Quit Claim Deed
The Young Men's Christian Association of Birmingham
to
Eddleman Lands, LLC

PARCEL II:

A part of the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the NW corner of said 1/4 1/4 section for Point of Beginning; run thence in a Southerly direction along the Western boundary of said 1/4 1/4 section to the centerline of a ridge; thence turn to the left and run in a Northeasterly direction along the centerline of the ridge to a point where the centerline of said ridge intersects the Northern boundary of said 1/4 1/4 section; thence turn to the left and run Westerly along the Northern boundary of said 1/4 1/4 section to the Point of Beginning.

PARCEL III:

Part of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West in Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West; thence West along the North line of said Southwest 1/4 a distance of 44.84 feet to a point; thence with a deflection angle of 147°37' to the left run a distance of 33.16 feet to a point; thence with a deflection angle of 25°13' to the left run a distance of 107.8 feet to a point; thence with a deflection angle of 20°34' run a distance of 136.94 feet to a point on the North line of said Southwest 1/4; thence West along said North line a distance of 222.57 feet to the Point of Beginning.

PARCEL IV:

A one acre tract of land lying in the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West being more particularly described as follows;

Commence at a point 110 yards (330 feet) north of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West, said point being the point of beginning; thence run North along East line of said quarter - quarter for 140 yards (420 feet); thence run 35 yards (105 feet) West; thence due South 140 yards (420 feet); thence East to the point of beginning.

OVERALL SURVEYED LEGAL INCLUDES PARCEL I conveyed by
Statutory Warranty Deed and PARCELS II III and IV conveyed hereinabove

PARCEL NO. 1:

A parcel of land located in the Northeast one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 1" pipe in place being the Northeast corner of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 43' 19" West along the East boundary of said Section for a distance of 84.00 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 00° 43' 19" West along the East boundary of said Section 24 for a distance of 2527.75 feet to a 1/2" rebar in place, said point being the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of said section; thence proceed South 89° 47' 00" West along the South boundary of said quarter-quarter section for a distance of 63.82 feet to a railroad spike in place; thence proceed South 65° 48' 02" West for a distance of 337.70 feet to a 1" capped pipe in place; thence proceed South 52° 16' 22" West for a distance of 290.56 feet to a 1/2" rebar in place; thence proceed South 40° 26' 18" West for a distance of 245.25 feet to a 1/2" rebar in place; thence proceed South 55° 02' 15" West for a distance of 181.61 feet to a 1/2" rebar in place; thence proceed South 62° 23' 15" West for a distance of 121.50 feet to a 1/2" rebar in place; thence proceed South 70° 05' 45" West for a distance of 199.18 feet to a 1/2" rebar in place; thence proceed South 59° 27' 05" West for a distance of 193.03 feet to a 1/2" rebar in place; thence proceed South 56° 54' 25" West for a distance of 417.44 feet to a 1/2" rebar in place; thence proceed South 56° 36' 05" West for a distance of 353.89 feet to a 1/2" rebar in place; thence proceed South 52° 44' 15" West for a distance of 186.48 feet to a 1/2" rebar in place; thence proceed South 55° 33' 08" West for a distance of 282.16 feet to a 1/2" rebar in place; thence proceed South 60° 22' 50" West for a distance of 235.64 feet to a 1/2" rebar in place said point being located on the Easterly right-of-way of Hargis Drive (Shelby County Road) and also being the P. C. of a concave curve right having a delta angle of 08° 02' 36" and a radius of 1744.33 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 09° 21' 21" East, 244.67 feet to the P. T. of said curve and a concrete monument in place; thence proceed North

13° 22' 39" East along the Easterly right-of-way of said road for a distance of 821.11 feet to the P. C. of a concave left having a delta angle of 99° 10' 23" and a radius of 515.87 feet; thence proceed Northeasterly and Northwesterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 36° 12' 33" West, 785.55 feet to the P. T. of side curve and a concrete monument in place; thence proceed North 85° 34' 12" West along the Northerly right-of-way of said road for a distance of 389.16 feet to the termination of said Hargis Drive; thence proceed South 04° 24' 10" West for a distance of 80.00 feet; thence proceed South 85° 32' 53" East along the Southerly right-of-way of said Hargis Drive for a distance of 160.41 feet to its point of intersection with the Northerly right-of-way of Girl Scout Road; thence proceed South 88° 10' 39" West along the Northerly right-of-way of said Girl Scout Road for a distance of 282.25 feet; thence proceed North 88° 12' 56" West along the Northerly right-of-way of said road for a distance of 131.92 feet; thence proceed South 83° 17' 32" West along the Northerly right-of-way of said road for a distance of 89.76 feet; thence proceed South 78° 56' 07" West along the Northerly right-of-way of said road for a distance of 259.32 feet to a point on the South boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 24; thence proceed South 75° 08' 19" West along the Northerly right-of-way of said road for a distance of 127.61 feet; thence proceed North 85° 45' 06" West along the Northerly right-of-way of said road for a distance of 54.44 feet; thence proceed North 74° 26' 44" West along the Northerly right-of-way of said road for a distance of 31.24 feet; thence proceed North 58° 56' 45" West along the Northerly right-of-way of said road for a distance of 32.83 feet; thence proceed North 51° 13' 35" West along the Easterly right-of-way of Girl Scout Road for a distance of 104.21 feet; thence proceed North 37° 54' 02" West along the Easterly right-of-way of Girl Scout Road for a distance of 86.57 feet; thence proceed North 31° 57' 06" West along the Easterly right-of-way of Girl Scout Road for a distance of 129.12 feet; thence proceed North 23° 16' 17" West along the Easterly right-of-way of Girl Scout Road for a distance of 47.19 feet; thence proceed North 14° 47' 20" West along the Easterly right-of-way of Girl Scout Road for a distance of 54.46 feet; thence proceed North 10° 46' 01" West along the Easterly right-of-way of Girl Scout Road for a distance of 121.07 feet; thence proceed North 13° 07' 49" West along the Easterly right-of-way of Girl Scout Road for a distance of 103.96 feet; thence proceed North 15° 00' 35" West along the Easterly right-of-way of Girl Scout Road for a distance of 171.62 feet; thence proceed North 12° 26' 16" West along the Easterly right-of-way of Girl Scout Road for a distance of 73.59 feet; thence proceed North 06° 30' 39" West along the Easterly right-of-way of Girl Scout Road for a distance of 72.88 feet; thence proceed North 01° 45' 57" West along the Easterly right-of-way of Girl Scout Road for a distance of 75.47 feet; thence proceed North 02° 58' 57" East along the Easterly right-of-way of Girl Scout Road for a distance of 152.78 feet; thence proceed North 12° 06' 14" East along the Easterly right-of-way of Girl Scout Road for a distance of 73.66 feet; thence proceed North 17° 35' 28" East along the Easterly right-of-way of Girl Scout Road for a distance of 99.93 feet (set ½" rebar CA-0114-LS); thence proceed North 89° 24' 17" East for a distance of 292.15 feet to a 1 ½" pipe in place, said point being located on the East boundary of said Southwest one-fourth of the Northwest one-fourth; thence proceed South 00° 52' 15" East along the East boundary of said quarter-quarter section for a distance of 636.61 feet to a ½" rebar in place; thence proceed South 47° 04' 39" East for a distance of 192.37 feet to a ½" rebar in place; thence proceed North 53° 05' 56" East for a distance of 356.37 feet; thence proceed North 57° 08' 25" East for a distance of 318.68 feet to a ½" rebar in place; thence proceed North 04° 36' 25" East for a distance of 482.17 feet; thence proceed North 71° 40' 38" East crossing three 48" pipes for a distance of 14.95 feet to the shoreline of Hargis Lake; thence proceed South 53° 01' 53" East along the shoreline of said Hargis Lake for a distance of 149.93 feet; thence proceed South 84° 49' 15" East along the shoreline of said Hargis Lake for a distance of 143.14 feet; thence proceed North 72° 03' 09" East along the shoreline of said Hargis Lake for a distance of 53.79 feet; thence proceed North 63° 56' 43" East along the shoreline of said Hargis Lake for a distance of 52.17 feet; thence proceed South 42° 20' 17" East along the shoreline of said Hargis Lake for a distance of 70.63 feet; thence proceed South 80° 08' 59" East along the shoreline of said Hargis Lake for a distance of 72.51 feet; thence proceed South 55° 08' 16" East along the shoreline of said Hargis Lake for a distance of 207.20 feet; thence proceed South 40° 53' 32" East along the shoreline of said Hargis Lake for a distance of 112.49 feet; thence proceed South 68° 21' 47" East along the shoreline of said Hargis Lake for a distance of 47.18 feet; thence proceed North 50° 53' 51" East along the shoreline of said Hargis Lake for a distance of 68.08 feet; thence proceed North 07° 41' 34" West along the shoreline of said Hargis Lake for a distance of 97.49 feet; thence proceed North 48° 35' 03" East along the shoreline of said Hargis Lake for a distance of 69.04 feet; thence proceed South 62° 28' 34" East along the shoreline of said Hargis Lake for a distance of 79.93 feet; thence proceed South 45° 27' 00" East along the shoreline of said Hargis Lake for a distance of 45.66 feet; thence proceed North 72° 18' 47" East along the shoreline of said Hargis Lake for a distance of 52.75 feet; thence proceed North 02° 48' 32" East along the shoreline of said Hargis Lake for a distance of 89.67 feet; thence proceed North 45° 10' 59" East along the shoreline of said Hargis Lake for a distance of 57.77 feet; thence proceed South 40° 08' 28" East along the shoreline of said Hargis Lake for a distance of 47.76 feet; thence proceed North 50° 16' 57" East along the shoreline of said Hargis Lake for a distance of 45.27 feet; thence proceed North 58° 12' 25" East along the shoreline of said Hargis Lake for a distance of 97.57 feet; thence proceed North 75° 41' 31" East along the shoreline of said Hargis Lake for a distance of 136.13 feet; thence proceed North 55° 39' 18" East along the shoreline of said Hargis Lake for a distance of 258.70 feet; thence proceed North 63° 08' 43" East along the shoreline of said Hargis Lake for a distance of 142.85 feet; thence proceed South 70° 00' 00" East along the shoreline of said Hargis Lake for a distance of 30.00 feet to the centerline of Draw/ Branch; thence proceed North 56° 06' 12" East along the centerline of said branch for a distance of 438.87 feet; thence proceed North 89° 17' 37" East along the centerline of said branch for a distance of 155.71 feet; thence proceed North 31° 45' 34" East along the centerline of said branch for a distance of 523.96 feet; thence proceed North 61° 42' 19" East along the centerline of said branch for a distance of 496.83 feet; thence proceed North 54° 36' 08" East along the centerline of said branch for a distance of 375.06 feet (set ½" rebar CA-0114-LS); thence proceed South 50° 16' 30" East along the centerline of said branch for a distance of 130.14 feet to the point of beginning.


PARCEL NO. 2:

A parcel of land located in the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama.



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Commence at a ½" rebar in place being the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed North 88° 24' 49" East along the South right-of-way of Girl Scout Road for a distance of 28.79 feet to its point of intersection with the Westerly right-of-way of Hargis Drive (Shelby County Road); thence proceed Southeasterly along the Westerly right-of-way of said Hargis Drive and along the curvature of a concave curve right having a delta angle of 81° 37' 44" and a radius of 436.21 feet for a chord bearing and distance of South 26° 43' 03" East, 570.23 feet to a concrete monument in place; thence proceed South 13° 34' 44" West along the Westerly right-of-way of said Hargis Drive for a distance of 738.95 feet to a ½" rebar in place; thence proceed North 87° 16' 38" West for a distance of 78.71 feet to a ½" rebar in place; thence proceed North 01° 10' 47" West for a distance of 88.01 feet to a ½" crimp top pipe in place; thence proceed South 88° 42' 50" West for a distance of 104.95 feet to a ½" crimp top pipe in place; thence proceed North 01° 25' 11" West for a distance of 584.77 feet to a ½" rebar in place; thence proceed North 88° 19' 04" East for a distance of 104.83 feet to a ½" rebar in place; thence proceed North 01° 43' 44" West for a distance of 550.05 feet to the point of beginning.


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