

No tax should be charged, deed to clear title only.

This instrument was prepared by:

Julia Bernstein
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

When Recorded Mail to and Send Tax Notice to:

VSF Properties, LLC
6045 Southern Industrial Dr.
Birmingham, Alabama 35235

STATE OF ALABAMA)
 :
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned **NSV, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **VSF PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release, quit claim and convey to the Grantee all of the Grantor's rights, title, interest, and claim, if any, in or to the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 East, thence run West along the South line of said quarter-quarter section a distance of 356.27 feet; thence turn an angle of 68 degrees, 39 minutes, 10 seconds to the right and run a distance of 713.02 feet to the North line of the South 1/2 of the South 1/2 of said Northeast 1/4; thence turn an angle of 111 degrees, 20 minutes, 20 seconds to the right and run along the North line of said South 1/2, South 1/2, Northeast 1/4, a distance of 655.94 feet to the West right of way of the Central of Georgia Railroad; thence turn an angle of 68 degrees, 40 minutes, 30 seconds to the right and run along said right of way a distance of 712.94 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said section; thence turn an angle of 111 degrees, 20 minutes to the right and run a distance of 299.67 feet to the point of beginning. All of said property being situated in the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/4 of the Northeast 1/4 in Section 23, Township 19 South, Range 2 East, Huntsville Meridian, in Shelby County, Alabama.

To HAVE AND TO HOLD to the Grantee, his heirs, successors and assigns forever.

The Property does not constitute the homestead of Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- I:

Grantor's Name and Mailing Address:

NSV, LLC

411 Thompson Drive

Vincent, Alabama 35178

Property Address:

Grantee's Name and Mailing Address:

VSF Properties, LLC

6045 Southern Industrial Dr.

Birmingham, Alabama 35235

301 Thompson Drive

Vincent, Alabama 35178

Assessed Value:

\$3,236,420.00

Purchase Price:

\$0.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

1st IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this day of July, 2019.

NSV, LLC

By: Arthur P. Cline
Name: Arthur P. Cline
Title: President

STATE OF ALABAMA)

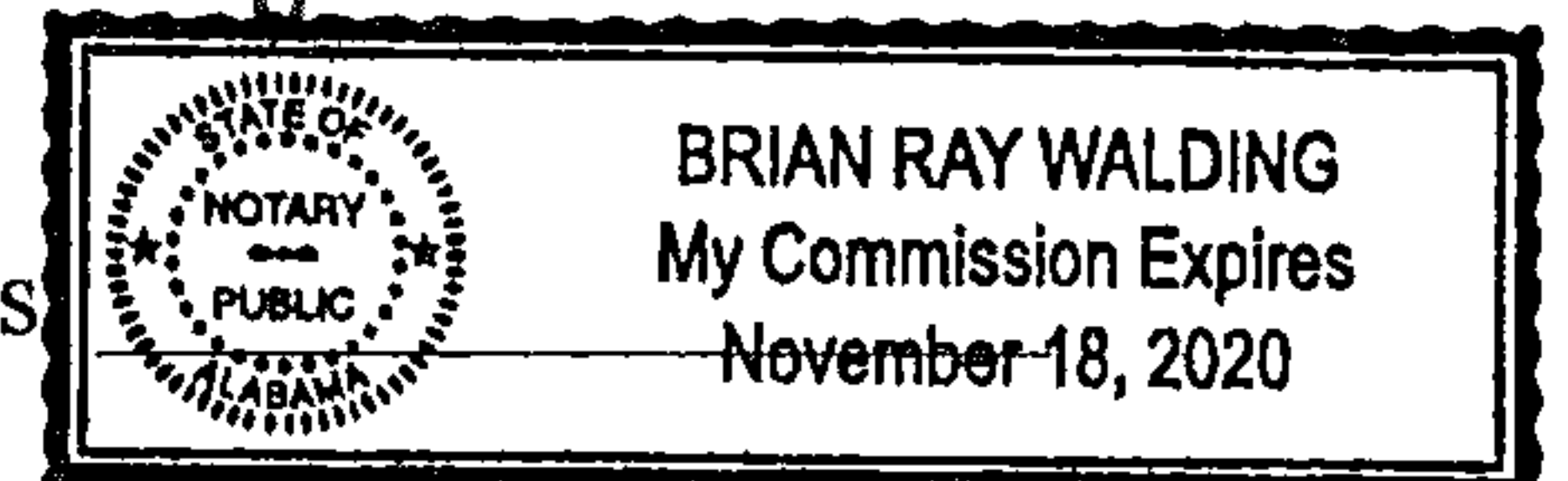
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Arthur P. Cline, whose name as President of NSV, LLC, an Alabama limited liability company, 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 instrument, he, as such President and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 1st day of July, 2019.

Brian Ray Walding
Notary Public

My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 12:40:22 PM
\$22.00 CHARITY
20190703000239530

Allie S. Bezel