

20190712000248840 1/6 \$409.50
Shelby Cnty Judge of Probate, AL
07/12/2019 11:22:18 AM FILED/CERT

Send Tax Notice to:
John James Coleman, III
420 20th Street N., Suite 3400
Birmingham, AL 35203

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED executed and delivered by **John James Coleman III, as Trustee of the John James Coleman, Jr. Revocable Trust dated June 29, 2012** (hereinafter referred to as "**Grantor**"), to **Sterrett LLC**, an Alabama limited liability company (hereinafter referred to as "**Grantee**").

WHEREAS, the property which is more particularly described herein (the "Property") was conveyed to **John James Coleman, Jr., as Trustee of the Vonceil Foster Coleman Family Trust** (the "Vonnie Trust") by a Deed filed with the Shelby County Judge of Probate on December 27, 2012, recorded at Instrument 20121227000494000;

WHEREAS, pursuant to an Agreement Regarding Merger of Trusts dated April 17, 2019, the Vonnie Trust merged with and into the **John James Coleman, Jr. Revocable Trust dated June 29, 2012** (the "John Trust"), with the John Trust being the surviving trust and the successor in interest to the Vonnie Trust;

WHEREAS, John James Coleman III is the Trustee of the John Trust which is the Grantor herein;

WHEREAS, the Grantor desires through this conveyance to transfer the Grantor's interest in the Property to the Grantee.

NOW THEREFORE, in consideration of Ten and 00/100th Dollars (\$10.00) and other good and valuable consideration paid to the Grantor, receipt of which is hereby acknowledged, the Grantor hereby remises, releases, quitclaims and conveys unto the Grantee all of the Grantor's right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama, to-wit:

An Undivided Interest in Parcel I with Parcel ID Number 09-8-28-0-001-019.002 as further described on the attached Exhibit A (presumed to be an undivided 1/6 interest).

An Undivided Interest in Parcel II with Parcel ID Number 09-8-28-0-001-023.000 as further described on the attached Exhibit A (presumed to be an undivided 1/6 interest).

An Undivided Interest in Parcel III with Parcel ID Numbers 09-9-32-0-001-001.001 and 09-8-33-0-001-003.000 as further described on the attached Exhibit A (presumed to be an undivided 1/5 interest).

THIS CONVEYANCE is subject to the following:

1. Ad valorem taxes for the current year and subsequent years; and
2. All easements, reservations and restrictions, conditions and other matters of record.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-ways, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TOGETHER WITH all 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 such property (the **"Property"**).

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

TITLE NOT EXAMINED – LEGAL DESCRIPTION PROVIDED BY GRANTOR.

Grantor hereby certifies that the above described property does not constitute its homestead.

This instrument is executed by John James Coleman III solely in his capacity as Trustee, and neither this instrument nor anything herein contained shall be construed as creating any personal obligation or liability on the part of the undersigned in his individual capacity, and the undersigned expressly limits his individual liability hereunder to the assets he receives and holds in his capacity as Trustee as aforesaid.


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[Signature]
IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 10^e day of July, 2019.

GRANTOR:
[Signature]
John James Coleman III, as Trustee of the John James Coleman, Jr. Revocable Trust dated June 29, 2012

STATE OF ALABAMA)
T Jefferson)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John James Coleman III, as Trustee of the John James Coleman, Jr. Revocable Trust dated June 29, 2012**, whose name is signed to the foregoing Quitclaim Deed in his capacity as Trustee, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Quitclaim Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of July, 2019.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 11-6-19

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

THIS INSTRUMENT PREPARED BY
(without the benefit of a Title Search):
Amy D. Adams
Balch & Bingham LLP
1901 6th Ave N, Suite 1500
Birmingham, Alabama 35203-5202
Alabama Bar No. ASB7707-Y79D


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EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the Southeast 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 28; thence in a Northerly direction along the West line thereof, a distance of 2054.99 feet to the point of beginning, thence an angle right of 169° 24' 08" and run in a Southeasterly direction 477.29 feet; thence an angle left of 30° 30' 06" and continue in a Southeasterly direction 346.42 feet to a point in a public road; thence an angle left of 104° 01' 36" and run in a Northeasterly direction along said public road, a distance of 145.0 feet; thence an angle left of 16° 35' and continue Northeast along said road a distance of 36.78 feet; thence an angle left of 90° and run in a Westerly direction 280 feet to a point 147.61 feet East of the West line of the Northeast 1/4 of Southeast 1/4 of Section 28; thence an angle right of 85°40' and run in a Northerly direction and parallel to said 1/4-1/4 section line a distance of 760.32 feet to a point on the Southwest right of way line of U.S. Highway No. 280; thence left in a Northwesternly direction along said right of way line a distance of 188 feet, more or less, to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 28; thence in a Southerly direction along said 1/4-1/4 Section line, a distance of 404.64 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

NOTE: The above legal is defective in that it fails to close. We assume no liability and reserve the right to amend this commitment upon receipt and review of a proper survey.

PARCEL II:

A tract of land in Section 28, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northerly along the West line of said SE 1/4 1,708.64 feet to a point; thence 94°20' to the right 148.03 feet to the point of beginning of the property herein described; thence continue along last described course 280 feet to a point; thence 90° to the left 50.0 feet; thence 85°47' to the right 188.92 feet to a point; thence 7°18'30" to the left 55.41 feet to a point on the South ROW line of U.S. Hwy. #280; thence Northwesternly along and contiguous with said South ROW line 826 feet 147.61 feet East of the West line of said 1/4 -1/4 line; thence Southerly and parallel with the West line of said 1/4 - 1/4 760.32 feet to the point of beginning.



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PARCEL III:

The NW 1/4 of NE 1/4; NE 1/4 of NW 1/4, S 1/2 of NW 1/4, NE 1/4 of SW 1/4, Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.

That part of the NW 1/4 of NW 1/4, Section 33, Township 19 South, Range 1 West and that part of the NE 1/4 of NE 1/4 and S 1/2 of NE 1/4, Section 32, Township 19 South, Range 1 West, lying South and East of a line described more particularly as:

A straight line commencing at a point on the North line of Section 33, Township 19 South, Range 1 West, that is 7.0 chains West of the crest of the Easternmost ridge of Double Mountain and 49.64 chains West of the Northeast corner of the NW 1/4 of NE 1/4 of said Section; thence Southwesterly to a point on the South line of the SW 1/4 of NE 1/4, Section 32, Township 19 South, Range 1 West, that is 5.00 chains West of the crest of the Easternmost ridge of Double Mountain and 10.03 chains West of the Southeast corner of said 1/4 1/4 Section.

LESS AND EXCEPT the following described property:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of said 1/4 1/4 Section; thence run West along the South line of said 1/4 1/4 Section for a distance of 900.00 feet to a point; thence turn an angle to the right 90°00'00" and run in a Northerly direction for a distance of 275.00 feet to a point; thence turn an angle to the right of 57°10'13" and run in a Northeasterly direction for a distance of 1,097.66 feet, more or less, to the East line of said 1/4 1/4 Section; thence turn an angle to the right of 124°18'03" and run in a Southerly direction along the East line of said 1/4 1/4 Section for a distance of 870.38 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

The following described real property situated in Shelby County, Alabama:

Part of the SW 1/4 of the NW 1/4 of Section 33 and part of the SE 1/4 of the NE 1/4 of Section 32, both in Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing #4 iron rebar and being accepted as the SW corner of the SW 1/4 of the NW 1/4 of said Section 33, run in an Easterly direction along the accepted South line of said 1/4 -1/4 section for a distance of 472.0 feet to an existing Weygand iron rebar being in a dirt road; thence turn an angle to the left of 90°06'25" and run in a Northerly direction for a distance of 300.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 81°40'01" and run in a Northwesterly direction for a distance of 757.98 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 98°19'59" and run in a Southerly direction for a distance of 413.0 feet to an existing iron rebar set by Weygand and being on the accepted South line of the SE 1/4 of the NE 1/4 of said Section 32; thence turn an angle to the left of 90°49'49" and run in an Easterly direction for a distance of 278.0 feet, more or less, to the point of beginning.


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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: John Coleman Trust
Mailing Address: 420 20th St. N., Ste. 3400
Birmingham, AL 35203

Grantee's Name: Sterrett LLC
Mailing Address: 420 20th St. N., Ste. 3400
Birmingham, AL 35203

Property Address: Lewis Road
Chelsea, AL 35043
1/6 of Parcel I (\$22,500) = \$3,750
1/6 of Parcel II (\$38,400) = \$6,400
1/5 of Parcel III (\$270,000 + \$1,575,000) = 369,000

Date of Sale: not applicable
Assessor's Market Value: \$379,150

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 <u>County Tax Assessor</u> |
| ☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date _____

____ Unattested

(verified by)

Print: Cathy Crittenden

Sign

(Grantor/Grantee/Owner/Agent) circle one

