

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Central Alabama Commercial Properties LLC
305-A Equipment Court
Lawrenceville, Georgia 30046

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 2 day of August, 2019, for and in consideration of the **sum of Thirty-Three Thousand Six Hundred Seventy-Six and 86/100 Dollars (\$33,676.86)**, as can be verified by closing statement, and other good and valuable consideration to

BOWDEN OIL COMPANY, INC., an Alabama corporation,
whose mailing address is **40865 U.S. Highway 280, Sylacauga, Alabama 35150**

(hereinafter referred to as "Grantor"), in hand paid by

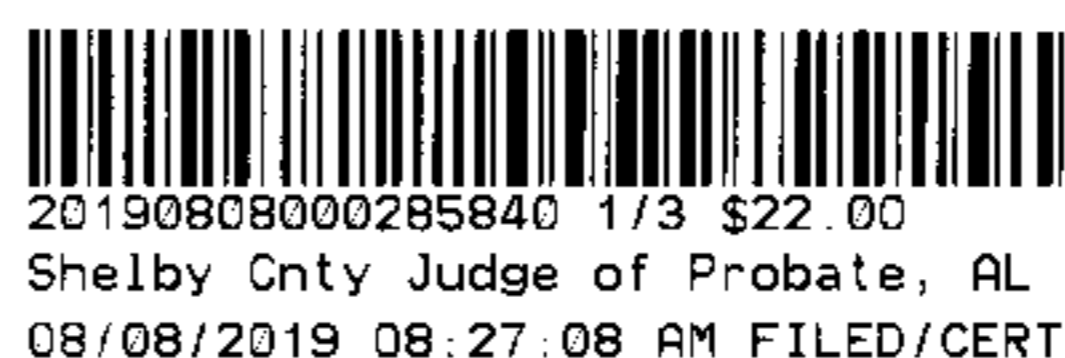
CENTRAL ALABAMA COMMERCIAL PROPERTIES LLC, a Georgia limited liability company,
whose mailing address is **305-A Equipment Court, Lawrenceville, Georgia 30046**

(hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE, QUITCLAIM AND CONVEY** unto the said Grantee any and all right, title, interest and claim of the Grantor in and to the following described real property, and all improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise thereto appertaining, situated in Shelby County, Alabama (the "Property"; the Property having a **property address of 5275 U.S. Highway 280, Harpersville, Alabama 35078**), to-wit:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 19 South, Range 2 East, in Shelby County, Alabama, being more particularly described as follows:

From the true Southwest corner of the Southwest 1/4 of Southeast 1/4 of Section 28, Township 19 South, Range 2 East, run thence East along the true South boundary of said Southwest 1/4 of Southeast 1/4 a distance of 582.97 feet; thence turn 72°06'48" left and run 135.73 feet to a point on the North Boundary of Kymulga Ferry Road, being the Southeast corner of the McDaniel Investment, Inc. lot as described in Instrument 1993-32023, being the point of beginning of herein described lot; thence continue along said course and along the East line of the McDaniel Investment, Inc. lot a distance of 265.18 feet to an iron pin on the South boundary of U.S. Highway 280 (120 foot right-of-way); thence turn 99°09' right and run a chord distance of 256.71 feet to a concrete monument on said Highway boundary; thence turn 75°58'30" right and run 133.95 feet along a right-of-way flair-back to a concrete monument on the North boundary of Kymulga Ferry Road; thence turn 78°11'15" right and run 100.10 feet along said road boundary to a concrete monument; thence turn 90°17'50" left and run 10.0 feet to a concrete monument


All of the consideration to the Grantor was paid from a loan secured by a mortgage being recorded simultaneously herewith.



on said road boundary; thence turn 89°58'20" right and run 179.73 feet along said road boundary to the point of beginning herein described lot; situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee forever.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**


20190808000285840 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/08/2019 08:27:08 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer effective as of the date first above written.

GRANTOR:

BOWDEN OIL COMPANY, INC.

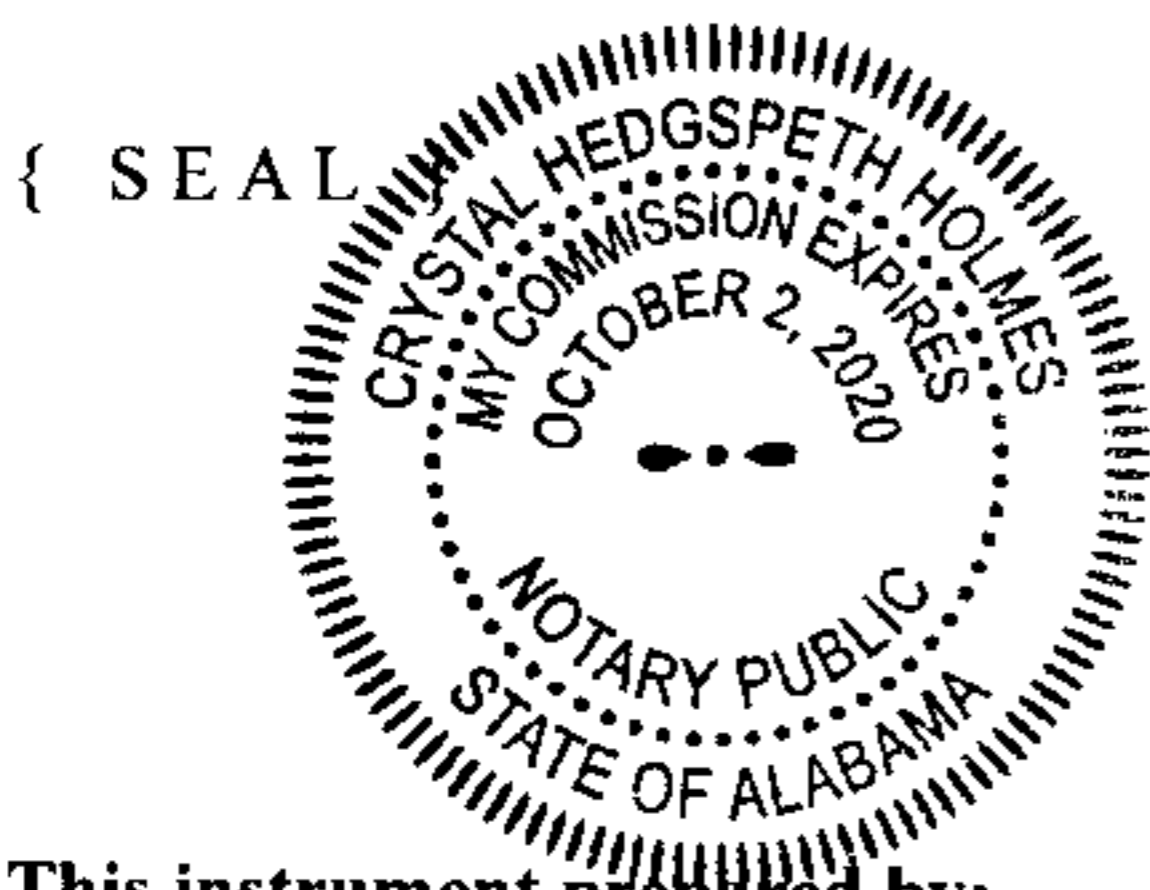
By: Nora M. Bowden
Name: Nora M. Bowden
Title: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nora M. Bowden, whose name as President of Bowden Oil Company, Inc., an Alabama corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 21st day of July, 2019.



Crystal Hedgspeth Holmes
Notary Public
My Commission Expires:



This instrument prepared by:
Timothy D. Davis, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

20190808000285840 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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