

This instrument prepared by:

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Shelby County, AL 10/18/2019
State of Alabama
Deed Tax: \$3.50



20191018000384100 1/3 \$31.50
Shelby Cnty Judge of Probate, AL
10/18/2019 10:26:21 AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Thousand Five Hundred and No/100ths Dollars (\$3,500.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **CALERA DEVELOPMENT II, LLC** (hereinafter "**Grantor**") does hereby quitclaim unto **HOWARD HILL CANNADY** and **KEVIN NICHOLAS CANNADY** (hereinafter "**Grantees**"), as joint tenants with right of survivorship, the following real property situated in the City of Calera, in Shelby County, Alabama, to-wit:

**Lots 1-6, inclusive, Block 222, lying East of Foundry Road,
of Dunstan's Map of Calera, as recorded in Map Book 0,
Page 1 in the Office of the Judge of Probate of Shelby
County, Alabama.**


It being the intention of the parties to this conveyance that, unless the joint tenancy hereby created is severed or terminated the joint lives of the Grantees herein, in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor hereby quitclaims any interest it may have in and to these parcels, to have and to hold unto the said Grantee, his successors, heirs and assigns forever.

WITNESS my hand and seal this 15th day of October 2019.

GRANTOR:

CALERA DEVELOPMENT II, LLC


By: Jeffrey L. Smith
As its: Manager


STATE OF ALABAMA)
 :
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, certify that Jeffrey L. Smith, whose name as the Manager of Calera Development II, LLC is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed the contents of said document, he/she, as an officer and with full authority, executed the same voluntarily for and as the act of said company on the date below.

Subscribed and sworn to before me on this 15th day of October 2019.


Notary Public
My Commission Expires:

JOHN W. CLARK, IV
Notary Public, Alabama State At Large
My Commission Expires Nov. 18, 2022


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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 Calera Development II, LLC Grantee's Name Kevin N. Nicholas Cannady E
Mailing Address 2100 First Avenue Mailing Address Howard Hill Cannady
Suite 600 2105 22nd St
Birmingham, AL 35205 Calera AL 35040

Property Address NO address Date of Sale 10-15-19
Total Purchase Price \$ 3,500
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 Deed
☐ 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 10-18-19

Print Kevin N. Cannady

Sign

Kevin N. Cannady
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)



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Form RT-1