

Return to: Premium Title Services, 1000 Abernathy Rd N.E., Suite 200, Atlanta, GA 30328

Reference Number: CFD1909-AL-3573974

Mail Tax Statements to:

2019 Castle LLC, 333 Westchester Ave West Building, Ste. W2100, White Plains, NY 10604

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STATE OF ALABAMA  
COUNTY OF SHELBY

**QUITCLAIM DEED**

IHS 2, LLC, whose mailing address is 2647 Gateway Rd #105-137, Carlsbad, CA 92009, hereinafter referred to as "Grantor"

and

2019 CASTLE LLC, a New York Limited Liability Company, whose mailing address is 333 Westchester Ave West Building, Ste. W2100, White Plains, NY 10604, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Two Thousand, Five Hundred Fifty and 00/100 Dollars (\$2,550.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

A Lot in Wilton, as follows: Begin at a point on the NW Side of Montevalle and Wilton public road 361 feet Northeasterly along said road from the intersection of NW line of said road with South line of the NW¼ of Section 9, Township 24 North, Range 12 East; thence NW along West line of Lot A. E Beasley 118 feet to a point 6 feet East of East line of Cherry Lot; thence Southerly 6 feet East of, and parallel to Cherry Lot 65 feet; to North corner of Bakery Lot; thence Southeast along Bakery Lot 102 feet to NW side of Montevallo and Wilton public road; thence NE along said road 65 feet to a point of beginning; being situated in Shelby County, Alabama.

Being the same property conveyed unto IHS 2, LLC by Quitclaim Deed recorded on 06/07/2019 in Instrument No. 20190607000201060 in the Office of the Judge of Probate for Shelby County, State of Alabama.

Property Address: 2735 Highway 25, Wilton, AL 35187

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

TO HAVE AND TO HOLD to the said Grantee forever.

**SIGNATURE PAGE TO FOLLOW**

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 25 day of November, 2019.

IHS 2, LLC

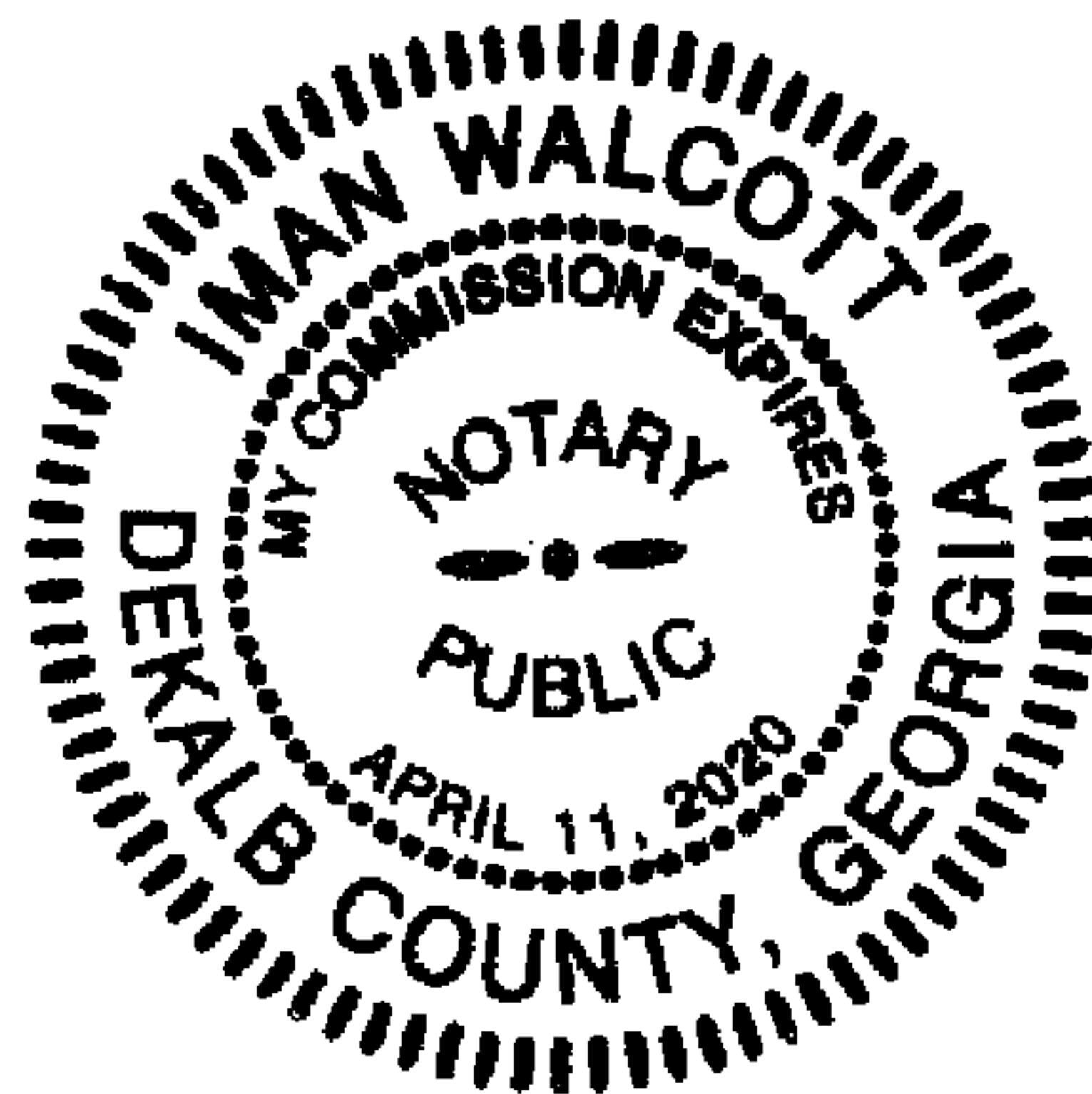
By: W D Mauley (Seal)  
Name: W D Mauley  
Title: Authorized Signer

STATE OF GA  
COUNTY OF Fulton

I, the undersigned Notary Public in and for said County and State, hereby certify that by W D Mauley as Authorized Signer of IHS 2, LLC, in his/her full and authorized capacity on behalf of said company, whose name 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/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 25 day of November, 2019.

Iman Walcott  
Notary Public  
Iman Walcott  
Print Name  
My Commission expires: 4/11/20



This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

IHS 2, LLC, 2647 Gateway Rd #105-137, Carlsbad, CA 92009

Grantee's address:  
2019 Castle LLC, 333 Westchester Ave West Building, Ste. W2100, White Plains, NY 10604

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name IHS 2, LLC  
 Mailing Address 1000 Abernathy Rd NE  
Atlanta GA 30328

Grantee's Name 2019 Castle LLC  
 Mailing Address 333 Westchester Ave  
West Bldg STE W2100  
White Plains NY 10604

Property Address 2735 Highway 25  
Wilton, AL 35187

Date of Sale 11/25/19  
 Total Purchase Price \$ 2,550.00  
 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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 11/25/19

Print Crystal Russell

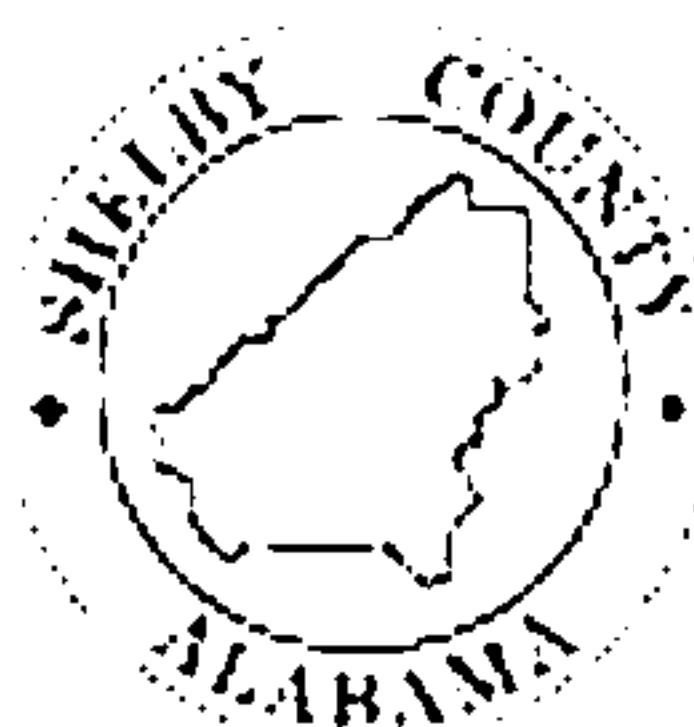
☐ Unattested

Sign Crystal R

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/02/2019 02:23:35 PM  
 \$34.00 CHERRY  
 20191202000444920

*Allen S. Bayl*