

THIS INSTRUMENT PREPARED  
WITHOUT THE BENEFIT OF A SURVEY,  
OR A TITLE SEARCH, BY:  
Nathan Gordon  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice to:  
c/o Albert S. Franks, III  
421 Rodgers Lane  
Leeds, AL 35094

STATE OF ALABAMA                    )  
   :  
COUNTY OF SHELBY                )

**QUITCLAIM DEED**  
**(Parcel A)**

**WHEREAS**, pursuant to the Last Will and Testament of Jackie R. Franks (the "Decedent"), dated March 23, 2017, filed in the Jefferson County Alabama Probate Records, Case Number 18BHM02694 (the "Will"), the Decedent made various devises of certain real property to (i) Albert Sidney Franks, III, (ii) Reis Russell Franks (the only living descendant of Albert Sidney Franks), (iii) Mary Franks Elliott, and (iv) Samuel Dale Elliott, Albert Chase Elliott, Maria Kathline Elliott, and Jackson Taylor Elliott (the only living descendants of Mary Franks Elliott) (collectively, the "Devisees");

**WHEREAS**, pursuant to ITEM VI of the Will, any devise to a beneficiary under the age of thirty (30) must be held in trust;

**WHEREAS**, the trust created under ITEM VI of the Will for the benefit of Reis Russell Franks has been terminated;

**WHEREAS**, the trusts created under ITEM VI of the Will for the benefit of Samuel Dale Elliott, Albert Chase Elliott, Maria Kathline Elliott, and Jackson Taylor Elliott remain in effect (the "Mary Franks Elliott Descendants Trusts");

**WHEREAS**, all of the Devisees (or their respective trustees) have agreed upon the transfer of the real property as described herein.

**WHEREAS**, the various limited liability companies and partnerships named as grantors herein have joined in the execution of this Quitclaim Deed to relinquish any right, title and interest which they may have to the property described herein.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, on this 25<sup>th</sup> day of November, 2019, that in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good

and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Franks Enterprises**, an Alabama general partnership, **Franks Enterprises, LLC**, an Alabama limited liability company, **Pine Ridge Partnership, LLC**, an Alabama limited liability company, Albert Sidney Franks, III and Mary Franks Elliott, as co-Personal Representatives of the **Estate of Jackie R. Franks** pursuant to the Last Will and Testament of Jackie R. Franks, deceased, Jefferson County Probate Case # 18BHM02694, Albert Sidney Franks, III and Mary Franks Elliott, as co-Trustees of the **Mary Franks Elliott Descendants' Trusts** created under ITEM IV of the Last Will and Testament of Jackie R. Franks, deceased, Jefferson County Probate Case # 18BHM02694, for the benefit of Samuel Dale Elliott, Albert Chase Elliott, Maria Kathline Elliott, and Jackson Taylor Elliott, **Albert Sidney Franks, III**, an individual, **Mary Franks Elliott**, an individual, **Reis Russell Franks**, an individual (collectively, hereinafter referred to as the "Grantor") does hereby remise, release, quitclaim, and convey unto **A&R Partnership, LLC**, an Alabama limited liability company, (hereinafter referred to as the "Grantee") all of Grantor's right, title and interest in and to that certain real property situated in the Shelby County, Alabama, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

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

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
-------------------------------------	-------------------------------------

c/o Albert Sidney Franks, III  
421 Rodgers Lane  
Leeds, AL 35094

A&R Partnership, LLC  
421 Rodgers Lane  
Leeds, AL 35094

Property Address:      See Exhibit A

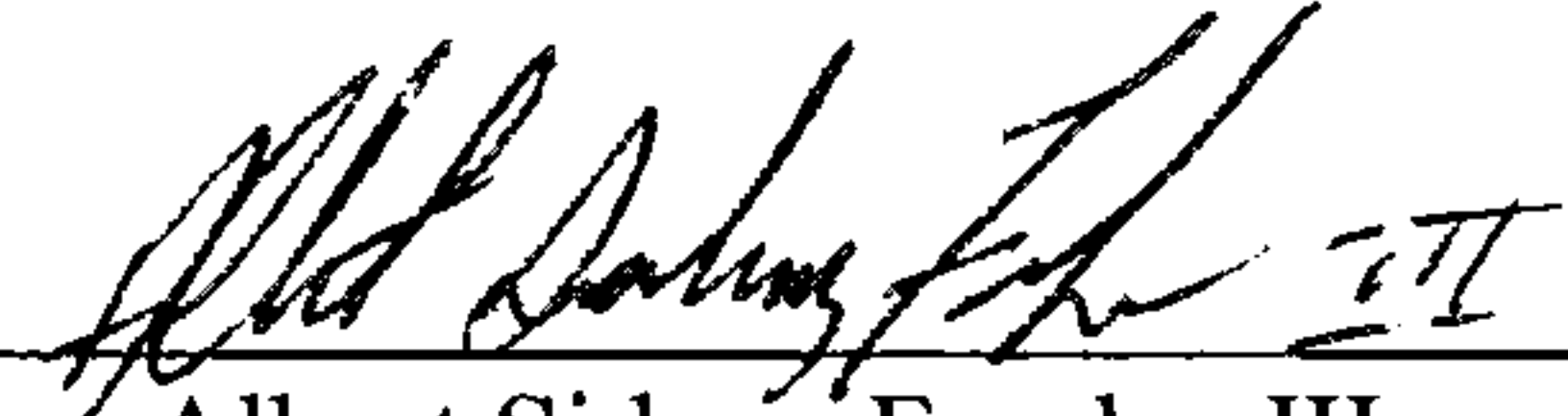
This Quitclaim Deed is being transferred per the Last Will and Testament of Jackie R. Franks.

*[Signatures appear on the following page.]*

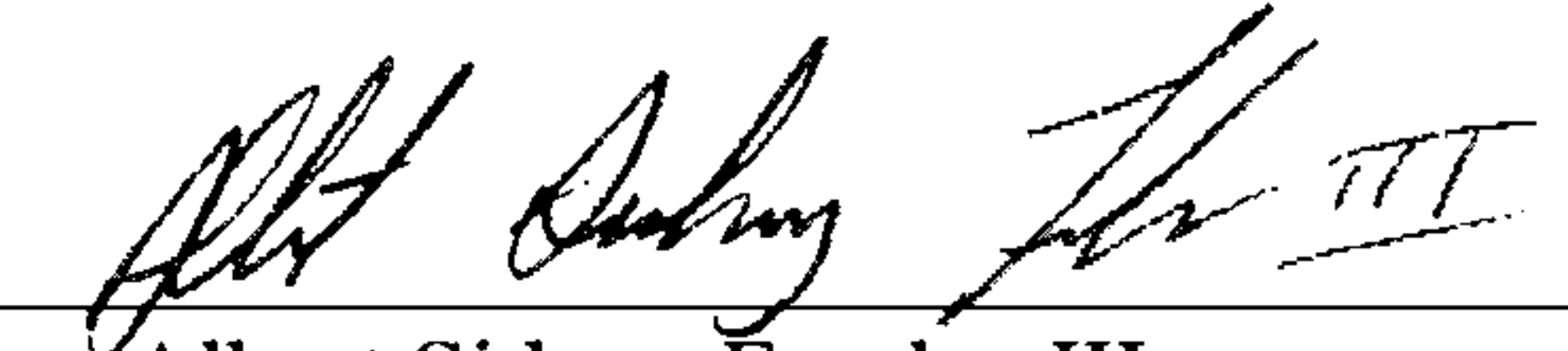
IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the date first written above.

**GRANTOR:**

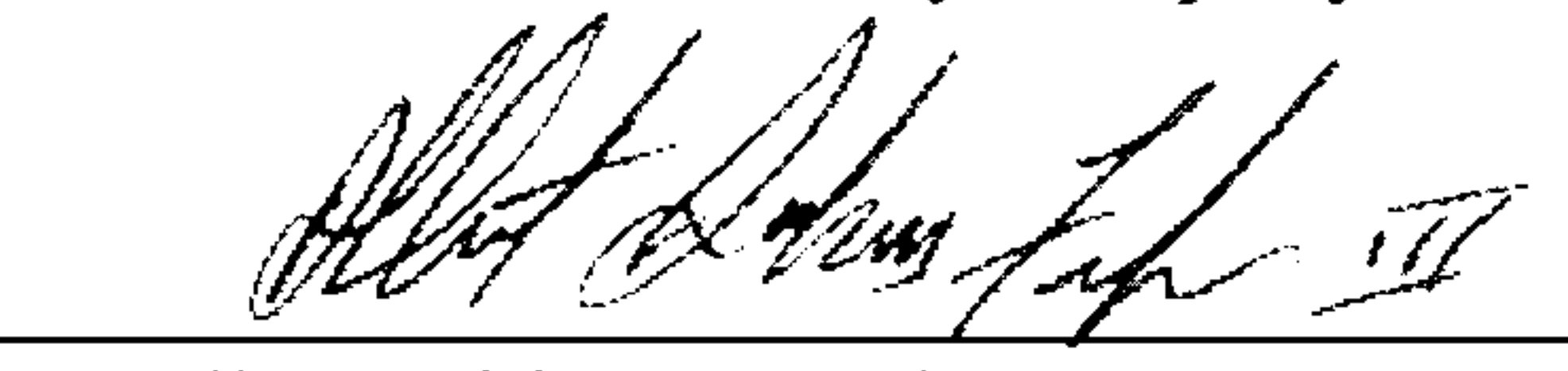
**Franks Enterprises**  
an Alabama general partnership

By:   
Name: Albert Sidney Franks, III  
Its: Authorized Representative


**Franks Enterprises, LLC**  
an Alabama limited liability company

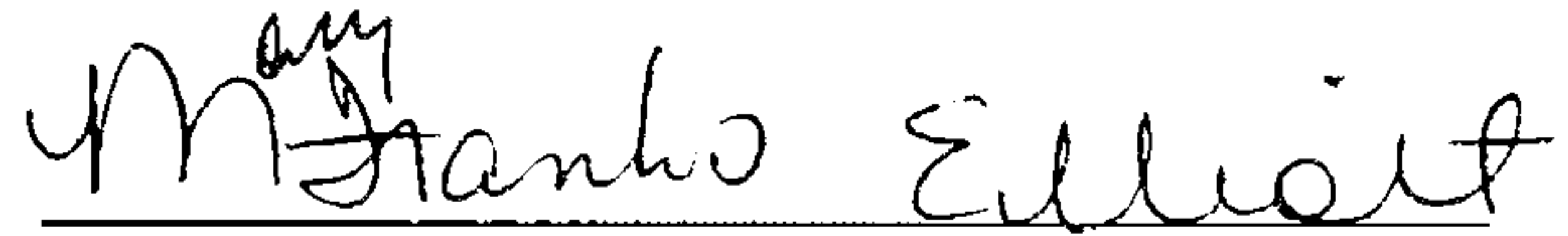
By:   
Name: Albert Sidney Franks, III  
Its: Authorized Representative

**Pine Ridge Partnership, LLC,**  
an Alabama limited liability company

By:   
Name: Albert Sidney Franks, III  
Its: Authorized Representative  
**Estate of Jackie R. Franks**

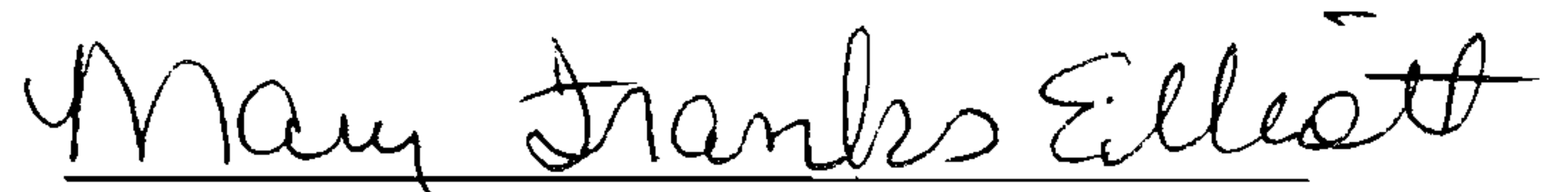
**Estate of Jackie R. Franks**

  
Albert Sidney Franks, III as Personal  
Representative under the Last Will and  
Testament of **Jackie R. Franks**, deceased,  
Jefferson County Probate Case #  
18BHM02694

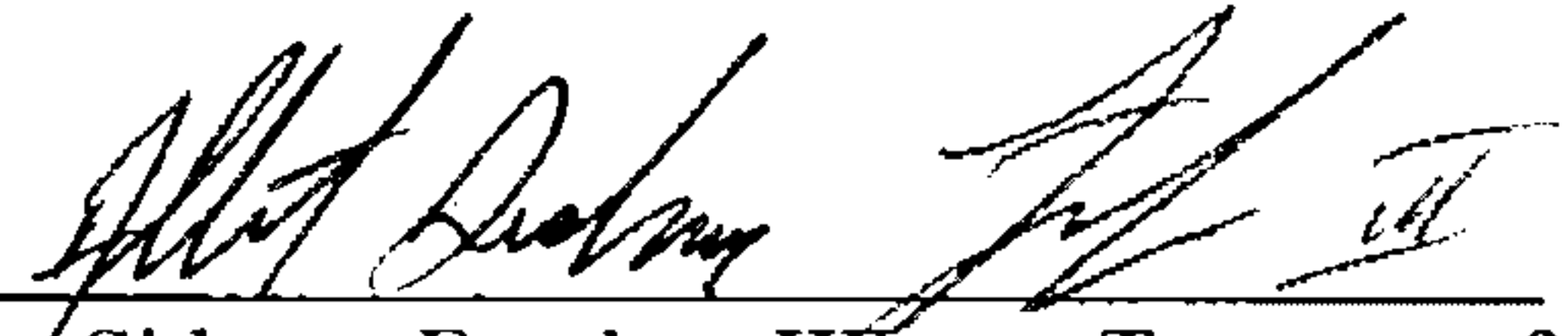


Mary Franks Elliott as Personal  
Representative under the Last Will and  
Testament of **Jackie R. Franks**, deceased,  
Jefferson County Probate Case #  
18BHM02694

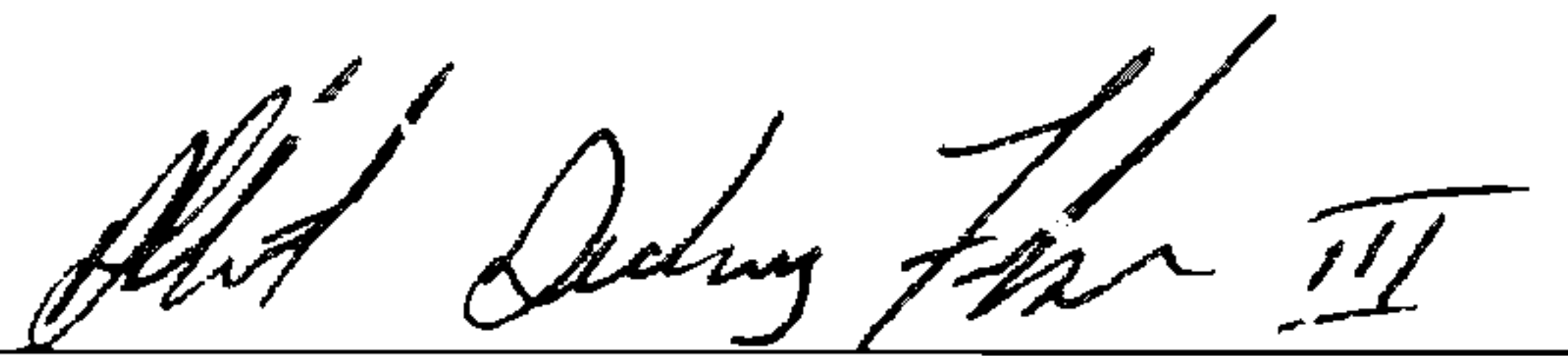
**Mary Franks Elliott Descendants Trusts**



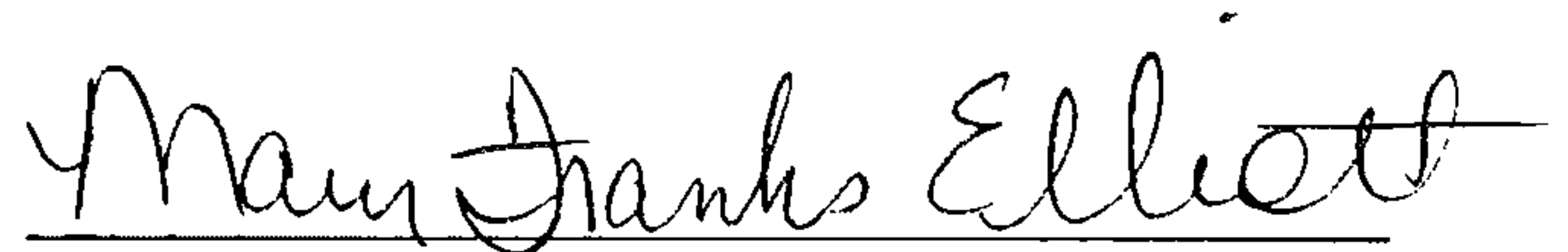
Mary Franks Elliott as Trustee of trusts  
created under ITEM VI of the Last Will  
and Testament of Jackie R. Franks, Dated  
March 23, 2017, for the benefit of Samuel  
Dale Elliott, Albert Chase Elliott, Maria  
Kathline Elliott, and Jackson Taylor Elliott



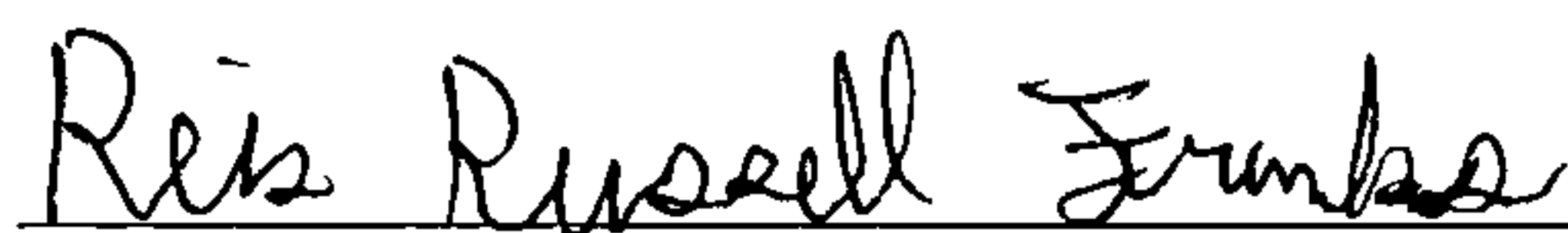
Albert Sidney Franks, III, as Trustee of  
trusts created under ITEM VI of the Last  
Will and Testament of Jackie R. Franks,  
Dated March 23, 2017, for the benefit of  
Samuel Dale Elliott, Albert Chase Elliott,  
Maria Kathline Elliott, and Jackson Taylor  
Elliott



Albert Sidney Franks, III, individually



Mary Franks Elliott, individually

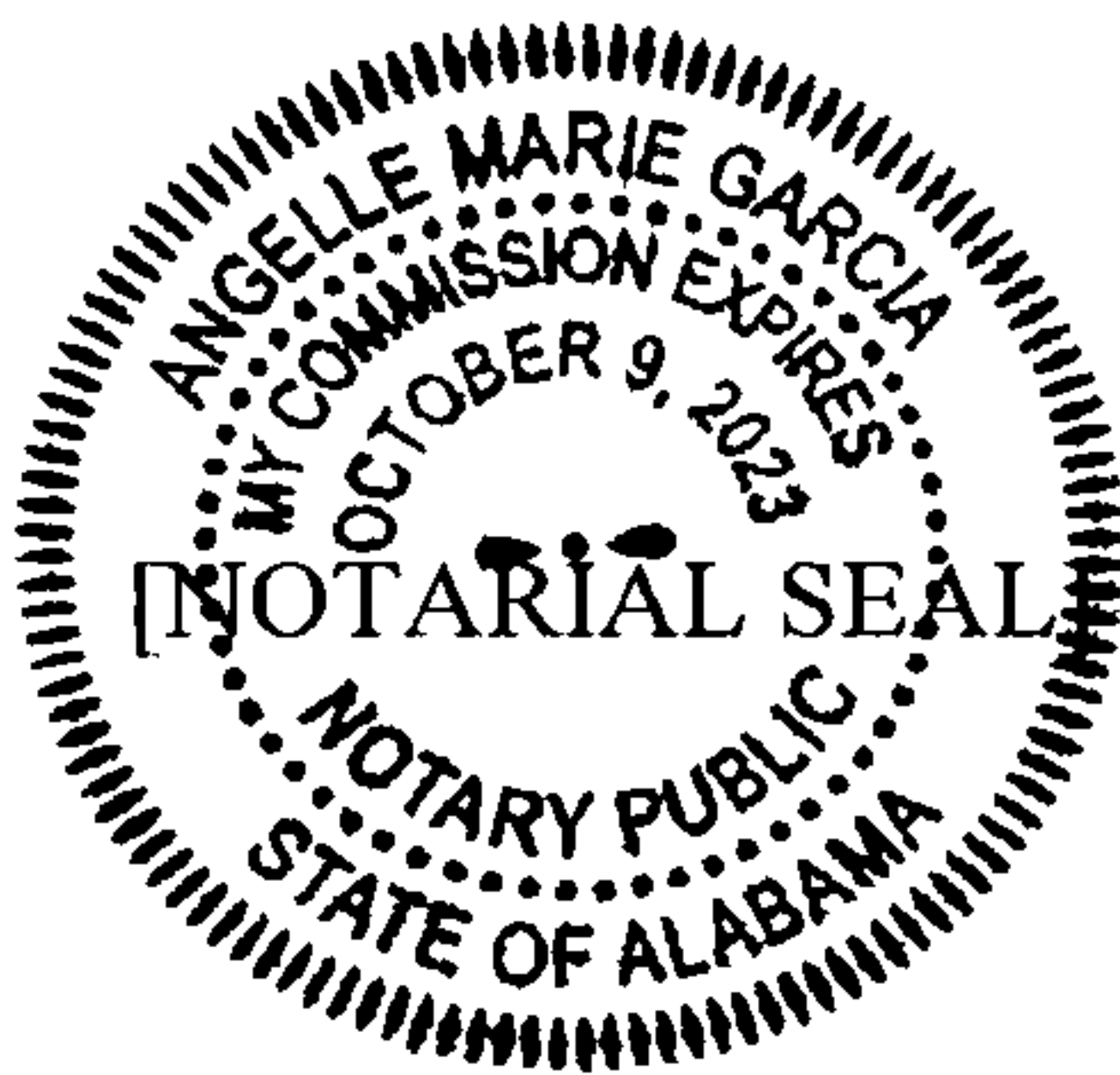


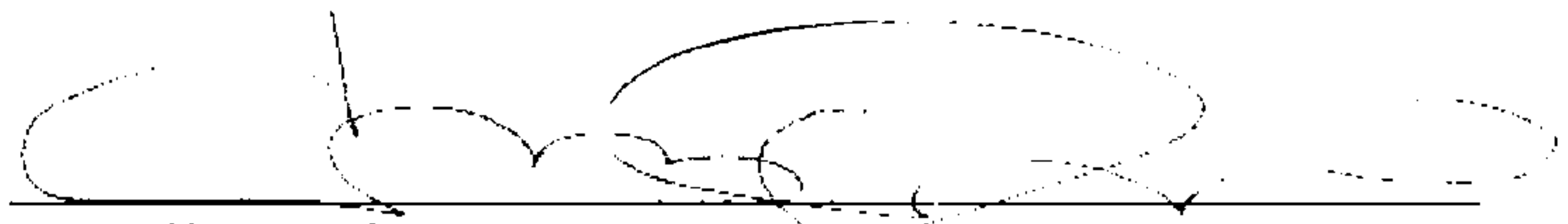
Reis Russell Franks, individually

STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert Sidney Franks, III, whose name as Authorized Representative of **Franks Enterprises**, an Alabama general partnership, is signed to the foregoing Quitclaim Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Warranty Deed, he, in his capacity as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said general partnership, on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



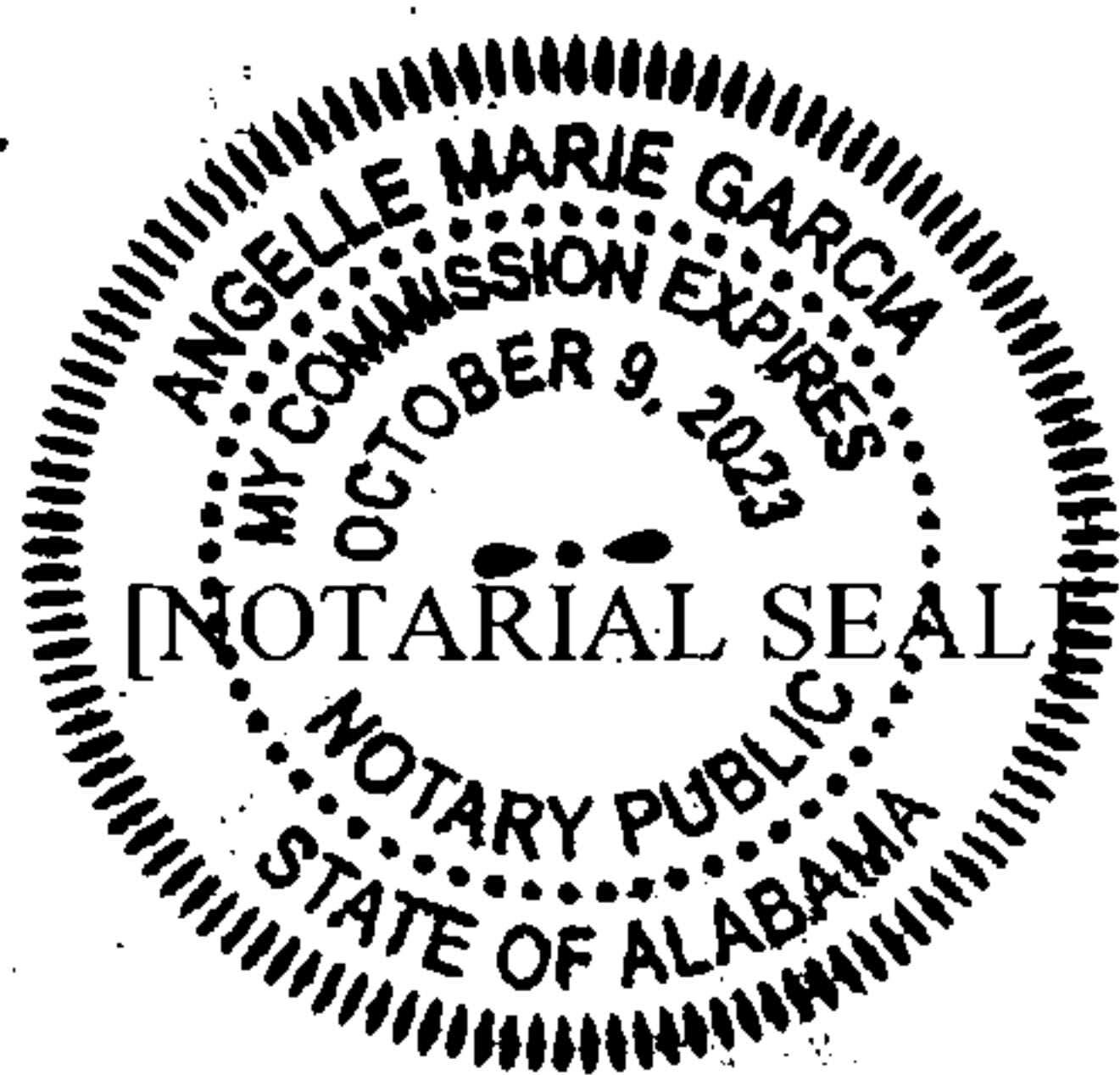
  
Angelle Marie García  
Notary Public, Alabama, State at Large  
My Commission Expires: October 9, 2023



STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert Sidney Franks, III, whose name as Authorized Representative of **Franks Enterprises, LLC**, an Alabama limited liability company, is signed to the foregoing Quitclaim Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Warranty Deed, he, in his capacity as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said general partnership, on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



Angelle Marie García

Notary Public, Alabama, State at Large

My Commission Expires: October 9, 2023

STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert Sidney Franks, III, whose name as Authorized Representative of **Pine Ridge Partnership, LLC**, an Alabama limited liability company, is signed to the foregoing Quitclaim Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Warranty Deed, he, in his capacity as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



A handwritten signature in black ink, appearing to read "Angelle Marie Garcia", written over a horizontal line.

Angélie Marie García

Notary Public, Alabama, State at Large

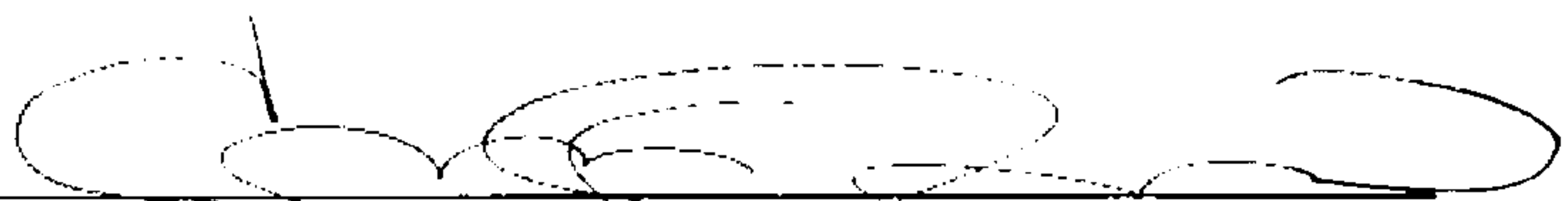
My Commission Expires: October 9, 2023

STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Albert Sidney Franks, III**, as Personal Representative under the Last Will and Testament of **Jackie R. Franks**, deceased, Jefferson County Probate Case # 18BHM02694, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



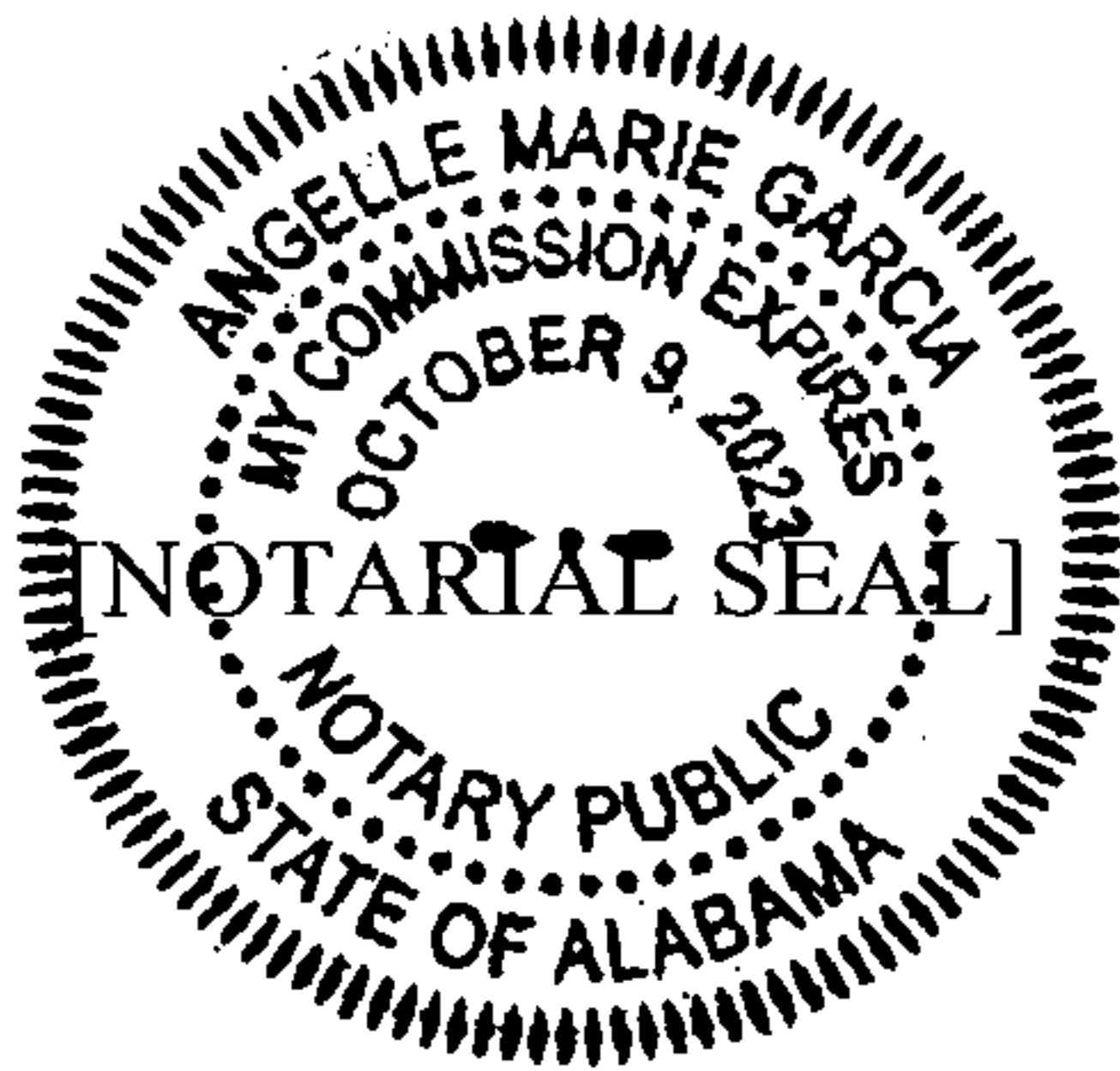
  
Angéle Marie García  
Notary Public, Alabama, State at Large  
My Commission Expires: October 9, 2023



STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mary Franks Elliott** as Personal Representative under the Last Will and Testament of **Jackie R. Franks**, deceased, Jefferson County Probate Case # 18BHM02694, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



A handwritten signature in black ink, appearing to read "Angelle Marie Garcia", written over a horizontal line.

Angelle Marie García

Notary Public, Alabama, State at Large

My Commission Expires: October 9, 2023

STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mary Franks Elliott**, as Trustee of trusts created under ITEM VI of the Last Will and Testament of Jackie R. Franks, Dated March 23, 2017, for the benefit of Samuel Dale Elliott, Albert Chase Elliott, Maria Kathline Elliott, and Jackson Taylor Elliott (the Mary Franks Elliott Descendants Trusts), 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



A handwritten signature in black ink, appearing to read "Angelle Marie Garcia", written over a horizontal line.

Angelle Marie García

Notary Public, Alabama, State at Large

My Commission Expires: October 9, 2023

STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Albert Sidney Franks, III**, as Trustee of trusts created under ITEM VI of the Last Will and Testament of Jackie R. Franks, Dated March 23, 2017, for the benefit of Samuel Dale Elliott, Albert Chase Elliott, Maria Kathline Elliott, and Jackson Taylor Elliott (the Mary Franks Elliott Descendants Trusts), 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



A handwritten signature in black ink, appearing to read "Angelle Marie Garcia", written over a horizontal line.

Angélle Marie García

Notary Public, Alabama, State at Large

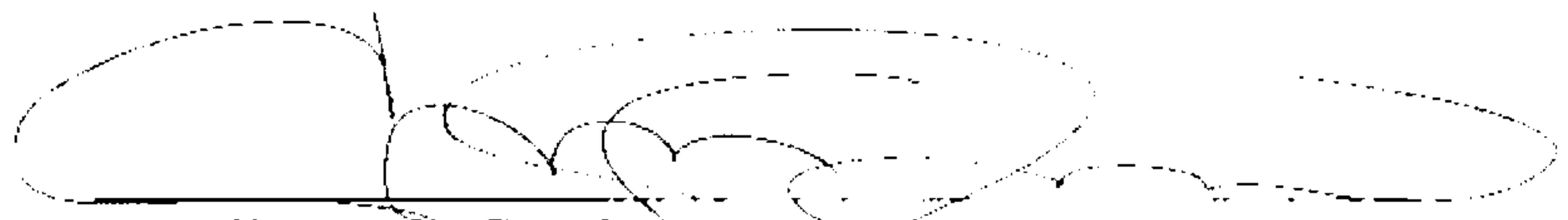
My Commission Expires: October 9, 2023

STATE OF ALABAMA                    )  
   :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Albert Sidney Franks, III**, an individual, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.

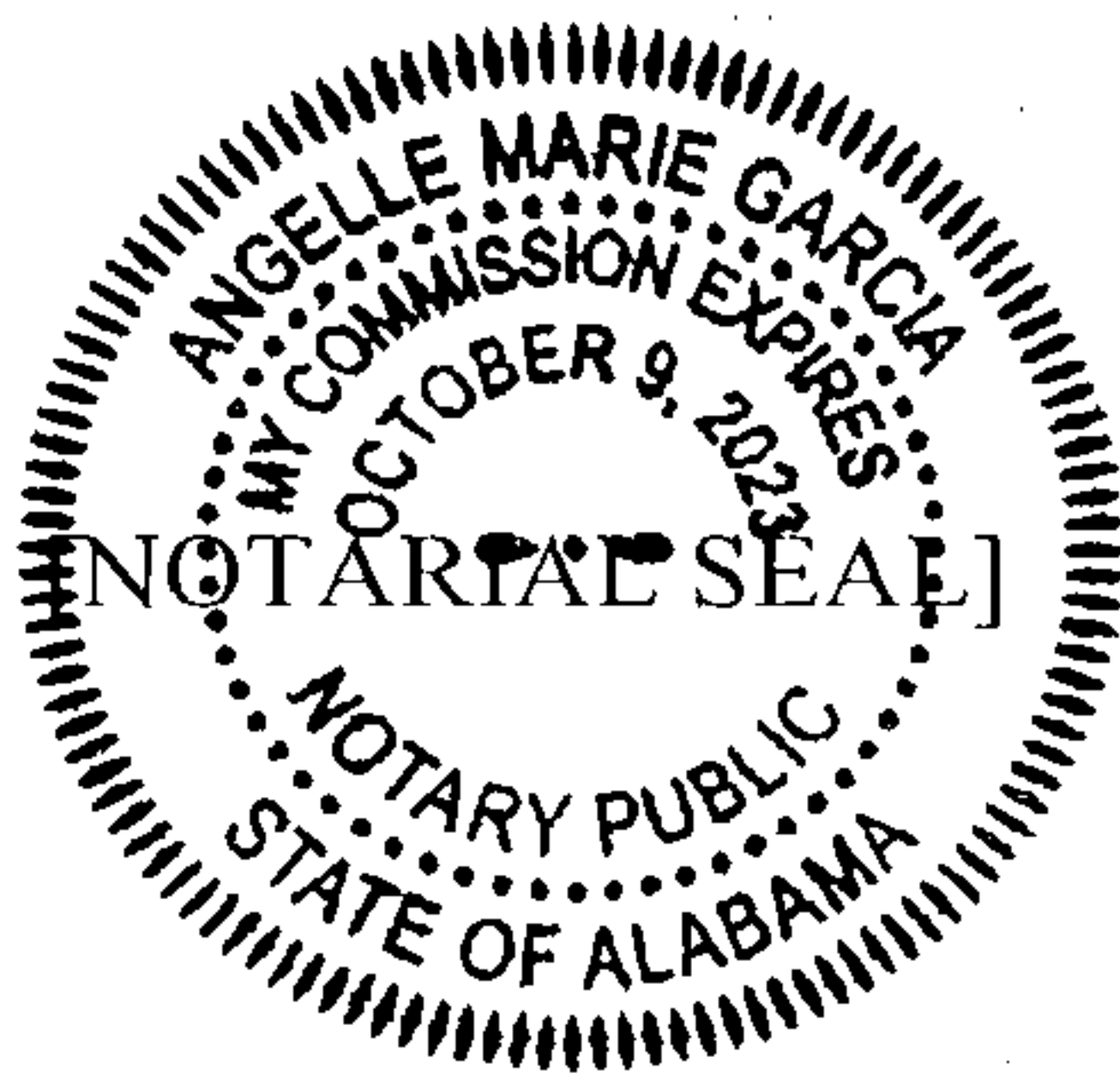


  
Angelle Marie García  
Notary Public, Alabama, State at Large  
My Commission Expires: October 9, 2023

STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mary Franks Elliott**, an individual, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



A handwritten signature in black ink, which appears to read "Angelle Marie Garcia". The signature is written over a horizontal line.

Angelle Marie García

Notary Public, Alabama, State at Large

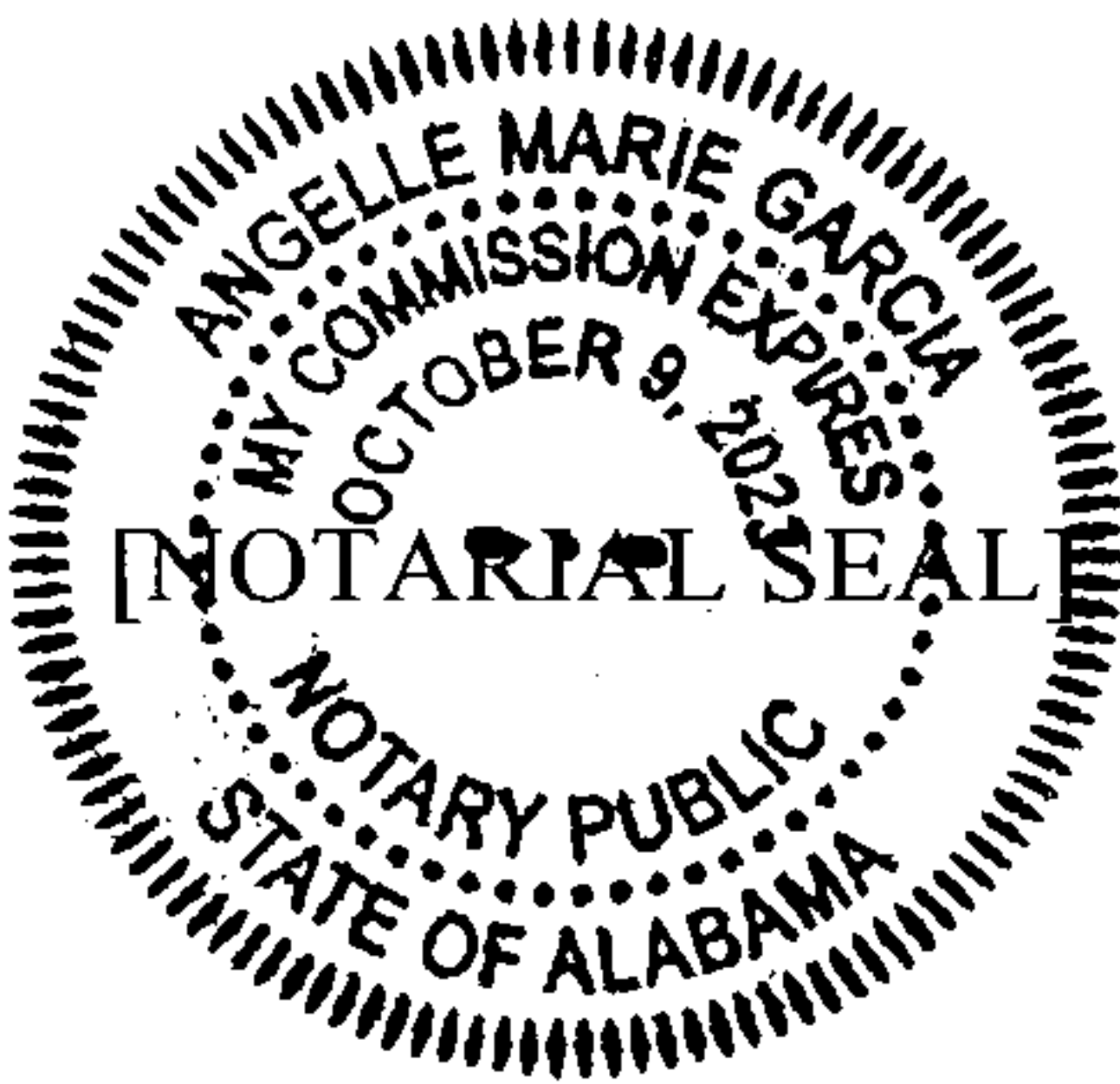
My Commission Expires: October 9, 2023




STATE OF ALABAMA                     )  
   :  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Reis Russell Franks**, an individual, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of November, 2019.



  
\_\_\_\_\_  
Angelle Marie Garcia

Notary Public, Alabama, State at Large

My Commission Expires: October 9, 2023

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Al Parcel A** – A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama, containing 20.10 acres, more or less, and being more particularly described as follows:

Beginning at a ¾" pipe found, and representing the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 32; thence run N 89°52'50" E along the North boundary of said Northwest Quarter of the Southwest Quarter for 50.00' to a ½" rod set; thence run S 44°58'33" E for 1,784.23' to a cross etched in stone on the South boundary of said Northwest Quarter of the Southwest Quarter; thence run S 88°14'33" W along the South boundary of said Northwest Quarter of the Southwest Quarter for 1,296.63' to a ¾" pipe found at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence run N 00°36'14" W along the West boundary of said Northwest Quarter of the Southwest Quarter for 129.03' to a ½" pipe found; thence run N 00°40'14" W along the West boundary of said Northwest Quarter of the Southwest Quarter for 1,172.89' to the point of beginning.

Said parcel being subject to any legal easements or rights-of-way over or across said parcel, and being depicted on survey by C. D. Roberts Associates, Inc., dated 4-2-19, bearing the Job Number 03913.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/05/2019 01:53:07 PM  
\$70.00 CHARITY  
20191205000450380

*Allie S. Beryl*