

20200220000068060
02/20/2020 11:03:43 AM
QCDEED 1/3

***Prepared by and after
Recording return to:***

Karen G. Knowlton, Esq.,
Gibbons Law LLC
1200 Corporate Drive, Suite 150
Birmingham, Alabama 35242

Send Tax Notices to:

W. Jordy Henson
HCI Dunkin Alabaster LLC
3075 Healthy Way
Vestavia, Alabama 35243

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, as of the 3/ day of January 2020, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Counce Enterprises, LLC**, an Alabama limited liability company (the "Grantor") does hereby remise, release, quitclaim, and convey unto **HCI Dunkin Alabaster LLC**, an Alabama limited liability company (the "Grantee"), its successors and/or assigns, all of Grantor's right, title, interest and claims in and to that certain real property situated in Shelby County, Alabama, being more particularly described as follows:.

An easement ten feet wide, extending the entire length of Lots 7 and 8 in Block 3, of Cedar Grove Estates, as recorded in Map Book 3, page 141, in the Office of the Judge of Probate of Shelby County, Alabama, the centerline of said easement being the side lot line separating said Lots 7 and 8.

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

(signature on following page)

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

Grantor's Name and Mailing Address:

Counce Enterprises, LLC
1000 Southlake Parkway, Suite 200
Birmingham, Alabama 35244
Attention: Diane R. Counce, M.C.

Grantee's Name and Mailing Address:

HCI Dunkin Alabaster, LLC
3075 Healthy Way
Vestavia, Alabama 35243
Attention: W. Jordy Henson

Property Address:

A 10-foot easement extending the length
of Lots 7 and 8, in Block 3, Cedar Grove
Estates, recorded in Map Book 3, page 141,
Shelby County, Alabama

Date of Sale: January 31, 2020

Purchase Price: \$ _____

or

Actual Value: \$ 1,000.00

or

Assessor's market value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

_____ Bill of Sale

_____ Appraisal

_____ Sales Contract

X Other – Estimated value of a 10-foot easement

_____ Closing Statement

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

COUNCE ENTERPRISES, LLC, an
Alabama limited liability company

By: [Signature]
Diane R. Counce, MD
Its: Sole Member

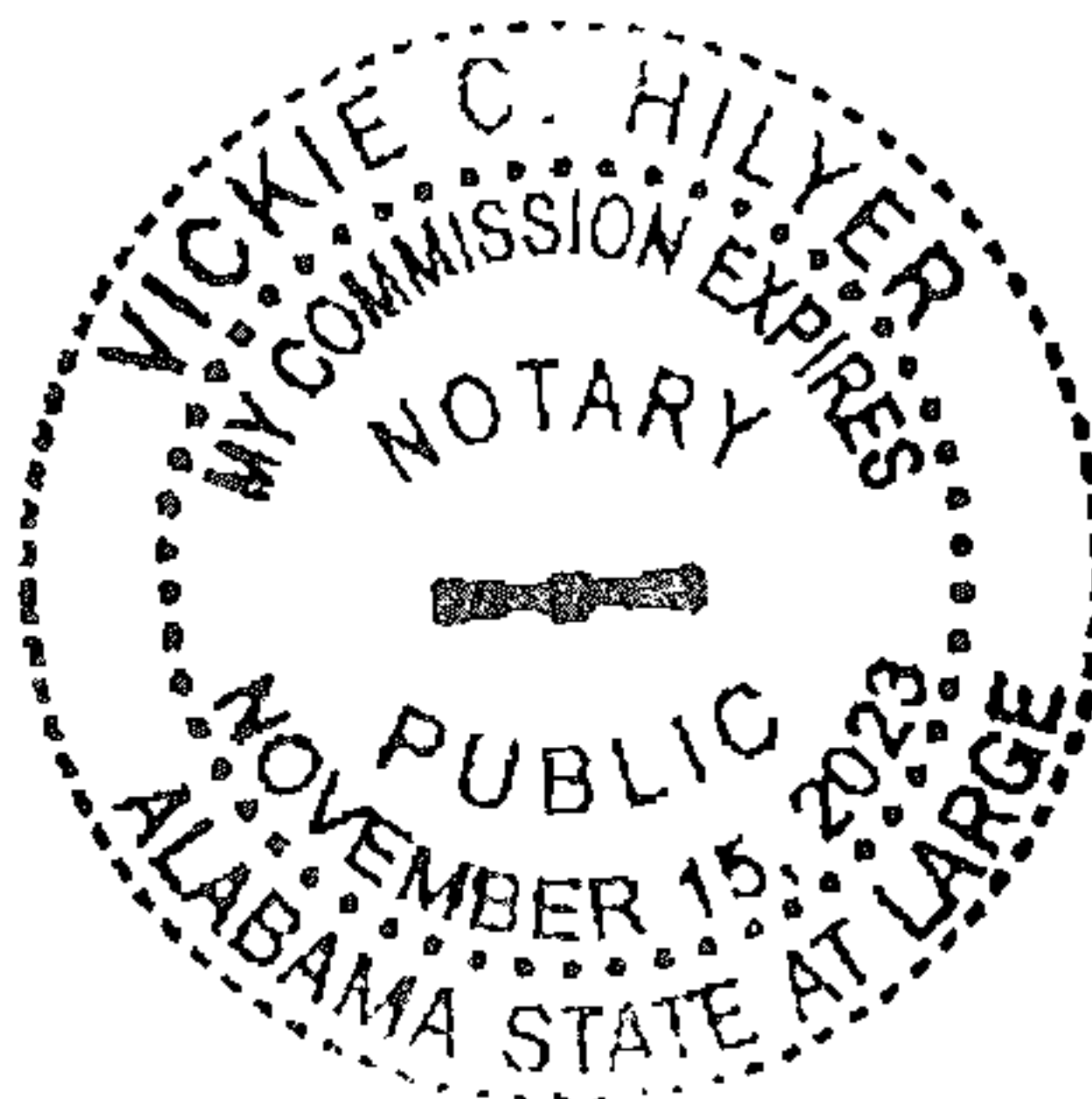
STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Diane R. Counce, MD, whose name as Sole Member of Counce Enterprises, LLC, an Alabama limited liability company, is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents contained therein, she, as such Sole Member, and with full authority, voluntarily executed the same on behalf of the limited liability company.

Given under my hand and official seal, this the 31 day of January 2020.

(SEAL)

[Signature]
Notary Public
My Commission Expires: 11/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2020 11:03:43 AM
\$29.00 CHERRY
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[Signature]