

THIS INSTRUMENT PREPARED BY:
Patrick Wright
374 Shady Acres Road
Alabaster, Alabama 35007
(205)-515-8700

SEND TAX NOTICE TO:
KW Development, LLC.
374 Shady Acres Road
Alabaster, Alabama 35007

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA)
) **QUIT CLAIM DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Thousand Dollars (\$10, 000.00), in hand paid to the undersigned; the receipt whereof is hereby acknowledged, the undersigned, **Patricia Nell Cottrell, Thomas Wayne Lee and Barbara Whiting**, (hereinafter called the Grantor), all as **Trustees of the Robert E. Lee Family Trust, 2203 Pup Run, Helena, Alabama, 35080**, being the same property as recorded in **Instrument #201006000171360** in the Office of the Judge of Probate in Shelby County, Alabama, does hereby REMISE, RELEASE, QUIT CLAIM, GRANT, SELL, AND CONVEY to, **KW Development, LLC** (hereinafter called the Grantee), of 374 Shady Acres Road Alabaster, Alabama 35007, Alabaster, Alabama 35007, all its rights, title, interest and claims in or to the following described real estate, situated in ~~Jefferson~~ Shelby County, Alabama, to-wit:

Exhibit "A"

Subject to any and all existing easements, restrictions and limitations of record.


TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set his signature and seal, this the 16 day of April, 2020.

Grantor: Representatives of the Trust of Robert E. Lee

BY: Patricia Nell Cottrell (Seal)
Patricia Nell Cottrell, Personal Representative of the
Trust of Robert E. Lee

Shelby County, AL 04/23/2020
State of Alabama
Deed Tax: \$10.00


20200423000159890 1/7 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2020 04:30:26 PM FILED/CERT



20200423000159890 2/7 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2020 04:30:26 PM FILED/CERT

BY: Thomas Wayne Lee (Seal)
Thomas Wayne Lee, Trustee of the Family
Trust of Robert E. Lee

BY: _____ (Seal)
Barbara Whiting, Trustee of the Family
Trust of Robert E. Lee

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrice Nell Cottrell, Personal Representative of the Estate of Robert E. Lee, Deceased**, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Company.


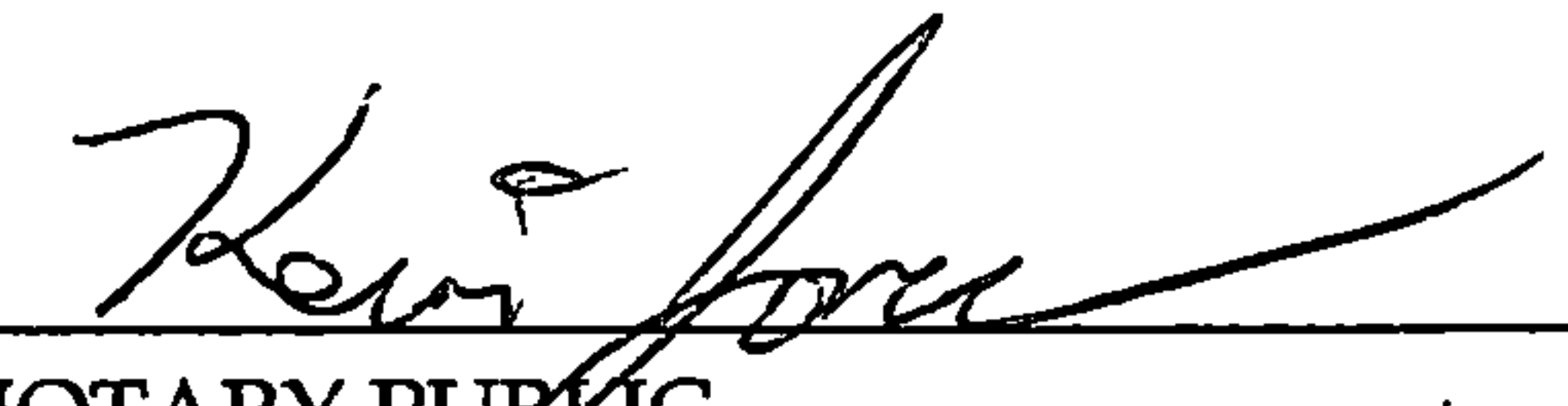
Given under my hand and official seal this 16 day of April, 2020.

Kim Jones
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/30/2022

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Wayne Lee, Trustee of the Family Trust of Robert E. Lee, Deceased**, 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, he as such Trustee and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this 16 day of April, 2020.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/30/2020

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara Whiting, Trustee of the Family Trust of Robert E. Lee**, whose name as 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this _____ day of _____, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____


20200423000159890 3/7 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2020 04:30:26 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Patrick Wright
5582 Apple Park Drive
Birmingham, Alabama 35235
(205)-856-9111

SEND TAX NOTICE TO:
KW Development
P. O. Box 9983
Birmingham, Alabama 35215

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA)
) QUIT CLAIM DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Patricia Nell Cottrell, Thomas Wayne Lee and Barbara Whiting**, (hereinafter called the Grantor), all as **Trustees of the Robert E. Lee Family Trust, 2203 Pup Run, Helena, Alabama, 35080**, being the same property as recorded in Instrument #201006000171360 in the Office of the Judge of Probate in Shelby County, Alabama, does hereby REMISE, RELEASE, QUIT CLAIM, GRANT, SELL, AND CONVEY to, **KW Development, LLC** (hereinafter called the Grantee), of _____, all its rights, title, interest and claims in or to the following described real estate, situated in ~~Jefferson~~ *Shelby* County, Alabama, to-wit:

Exhibit "A"

Subject to any and all existing easements, restrictions and limitations of record.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.


IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set his signature and seal, this the _____ day of _____, 2020.

Grantor: Representatives of the Trust of Robert E. Lee

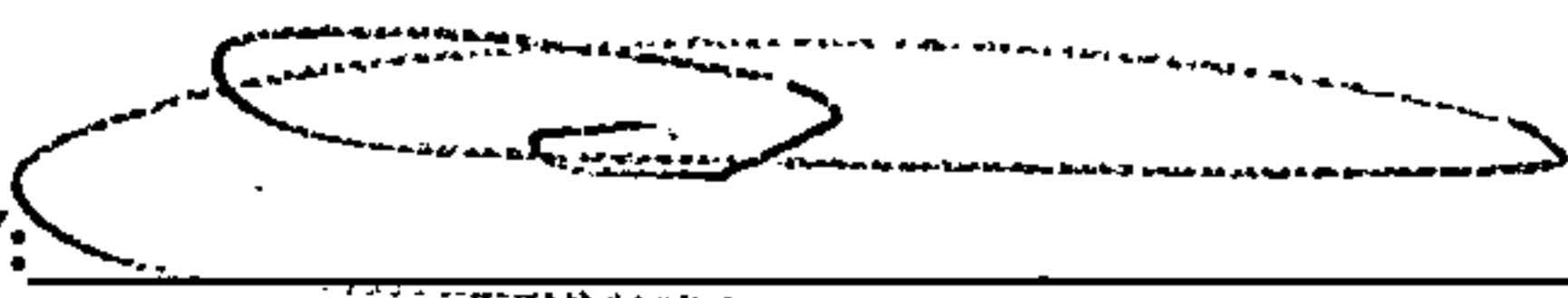
BY: _____ (Seal)
Patricia Nell Cottrell, Personal Representative of the
Trust of Robert E. Lee

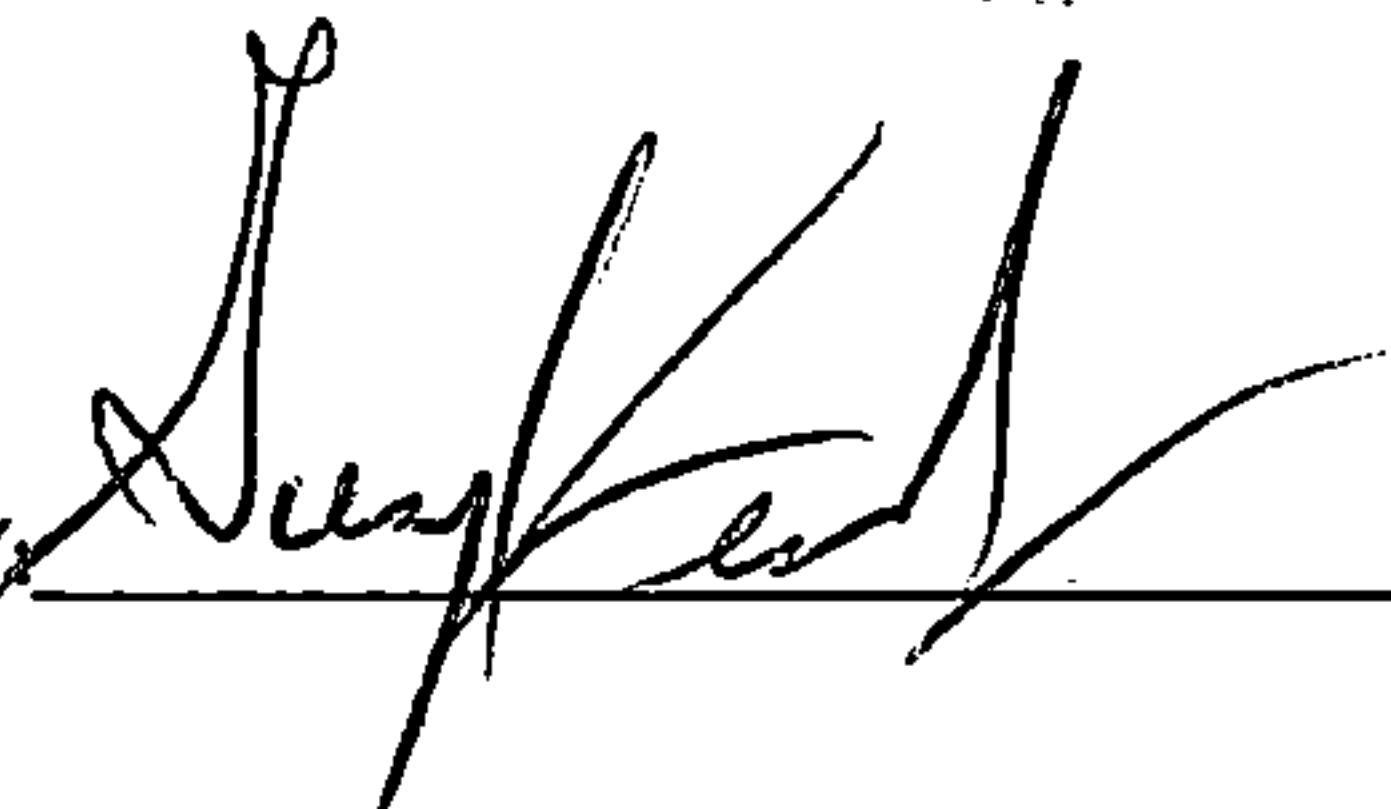
BY: _____ (Seal)
Thomas Wayne Lee, Trustee of the Family
Trust of Robert E. Lee

BY: *Barbara Lee Whiting* (Seal)
Barbara Whiting, Trustee of the Family
Trust of Robert E. Lee


20200423000159890 4/7 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2020 04:30:26 PM FILED/CERT

Grantee: KW Development, LLC

BY:  (Seal)
Patrick Wright, Member

BY:  (Seal)
Guy Krebs, Member

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF ~~JEFFERSON~~)

Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrice Nell Cottrell, Personal Representative of the Estate of Robert E. Lee, Deceased**, 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this 16 day of April, 2020.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/30/2022

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

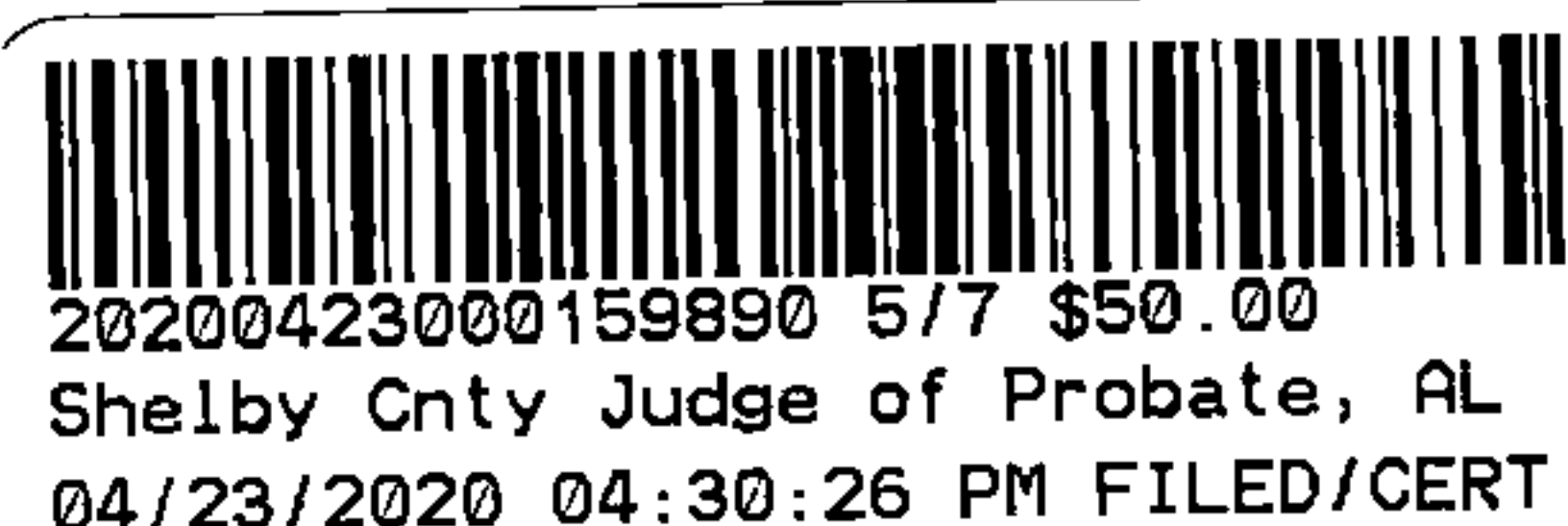
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Wayne Lee, Trustee of the Family Trust of Robert E. Lee, Deceased**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Trustee and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this _____ day of _____, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barbara Whiting, Trustee of the Family Trust of Robert E. Lee**, whose name as 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 Trustee and with full authority, executed the same voluntarily for and as the act of said Company.



Given under my hand and official seal this 16 day of April, 2020.

Dellon Gona Harte
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires
07/13/2022

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrick Wright**, whose name as member of **KW Development, LLC., 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, he as such **member** and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this 16 day of April, 2020.

Dellon Gona Harte
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires
07/13/2022

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Guy Krebs**, whose name as **member of KW Development, LLC. 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, he as such **member** and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this 16 day of April, 2020.

Ken Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/2022



20200423000159890 6/7 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2020 04:30:26 PM FILED/CERT

Exhibit A

20100601000171340 6/10 \$42.00
Shelby Cnty Judge of Probate, AL
06/01/2010 10:57:36 AM FILED/CERT

Parcel 1: (Only a one-third (1/3) interest in the one-half (1/2) interest is conveyed by the Quitclaim Deed to which this Exhibit A is attached)

Begin at the SW corner of the NE $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; then east along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 893.36 feet to the West right of way of U.S. Highway #31; thence turn left and run Northeasterly along the said West right of way for 706.5 feet to the South right of way of the Belle Vista Road; thence turn left and run Westerly along said South right of way for 376.0 feet to the Eastmost line of the Belle Vista Mobile Home Park; thence turn left and run Southwesterly along said Eastmost line for 213.8 feet; thence turn right and run Southwesterly for 721.4 feet to a point on the West line of the NE $\frac{1}{4}$ - SW $\frac{1}{4}$ of said Section 12; then turn left and run Southerly along said West line for 397.4 feet to the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ and the point of beginning. Containing 11.26 acres, more or less.

LESS AND EXCEPT a 60-foot wide right of way lying North of the South line of said NE $\frac{1}{4}$ - SW $\frac{1}{4}$ and more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence run Eastward along said South line for 481.9 feet to the West line of the Old Highway 31 and the point of beginning of said right of way lying 60 feet North of the following line; continue Eastward along said South line for 411.46 feet to the West line of U.S. Highway #31.

ALSO SUBJECT TO a 15-foot wide easement for utilities along the West line of the above description and a Power Transmission Easement along the Northeast corner of the above description.

ALSO LESS AND EXCEPT the following described property: Commence at the SW corner of the NE $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 381.9 feet to the point of beginning of the tract herein described; thence continue Easterly along said South line for 50.0 feet; then turn left 90° and run Northerly for 422.02 feet, more or less, to the South line of the Belle Vista Park; then turn left 93° 11' 58" and run Southwesterly along said South line for 120.19 feet; thence turn left 86° 48' 02" and run Southerly for 315.31 feet, more or less, to a point 100.0 feet North of the South line of said NE $\frac{1}{4}$ - SW $\frac{1}{4}$; then turn left 90° and run Easterly for 70.0 feet; thence turn right 90° and run 100.0 feet to the point of beginning. Containing 43,281 sq. ft. more or less.

Parcel 2:

Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, and run North along the West line of the Amended Map of Wildewood Village, Third Addition (Map Book 8, Page 182), a distance of 41.79 feet to the point of beginning; thence turn an angle of 32° 50' 05" right and continue along the Northwest line of the Amended Map of Wildewood Village Third Addition a distance of 716.77 feet to an iron pin; thence turn an angle of 121° 18' 26" left and run Westerly a distance of 388.78 feet to an iron pin; thence turn an angle of 91° 31' 39" left and run South a distance of 612.62 feet to the point of beginning, being situated in Shelby County, Alabama.

20200423000159890 7/7 \$50.00
Shelby Cnty Judge of Probate, AL
04/23/2020 04:30:26 PM FILED/CERT