

Property Value \$997,500.00

THIS INSTRUMENT PREPARED BY:

G. Thomas Sullivan
CABANISS, JOHNSTON, GARDNER
DUMAS & O'NEAL LLP
Post Office Box 830612
Birmingham, Alabama 35283-0612
Telephone: 205/716-5200

SEND TAX NOTICES TO:

Indian Springs Properties, L.L.C.
3230 Cahaba Valley Road
Pelham, Alabama 35124


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Jefferson Co Judge of Probate, AL
Filed/Certified - Judge Mark Gain

STATE OF ALABAMA)

QUITCLAIM DEED

SHELBY COUNTY)

THIS QUITCLAIM DEED is made and entered on this, the 28th day of February, 2006, by and between **Michael E. Stephens**, a married man (hereinafter the "GRANTOR") and **Indian Springs Properties, L.L.C.**, an Alabama limited liability company (hereinafter the "GRANTEE").

WITNESSETH, That:

WHEREAS, GRANTOR desires to transfer, convey and quitclaim all right, title and interest in and to the real property hereinafter described to GRANTEE;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby **REMISE, RELEASE AND QUIT CLAIM** unto GRANTEE the real estate situated in Shelby County, Alabama, and described on Exhibit A attached hereto and incorporated herein by reference, together with all and singular the improvements thereon, and all easements, licenses, privileges, hereditaments and appurtenances and rights thereunto belonging or in any way appertaining thereto (collectively, the real property and improvements thereon are hereinafter called the "Property").

This conveyance is expressly made by GRANTOR and accepted by GRANTEE subject to the following exceptions to title and other matters, but only to the extent the same are valid and subsisting and actually affect the Property:

1. All easements reservations, encumbrances, restrictions and other matters appearing of record, existing rights-of-way, encroachments, building restrictions, zoning, recorded or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or


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any other matters not of record which would be disclosed by an accurate survey or inspection of the Property.

2. *Ad valorem* taxes for the current and all future years.

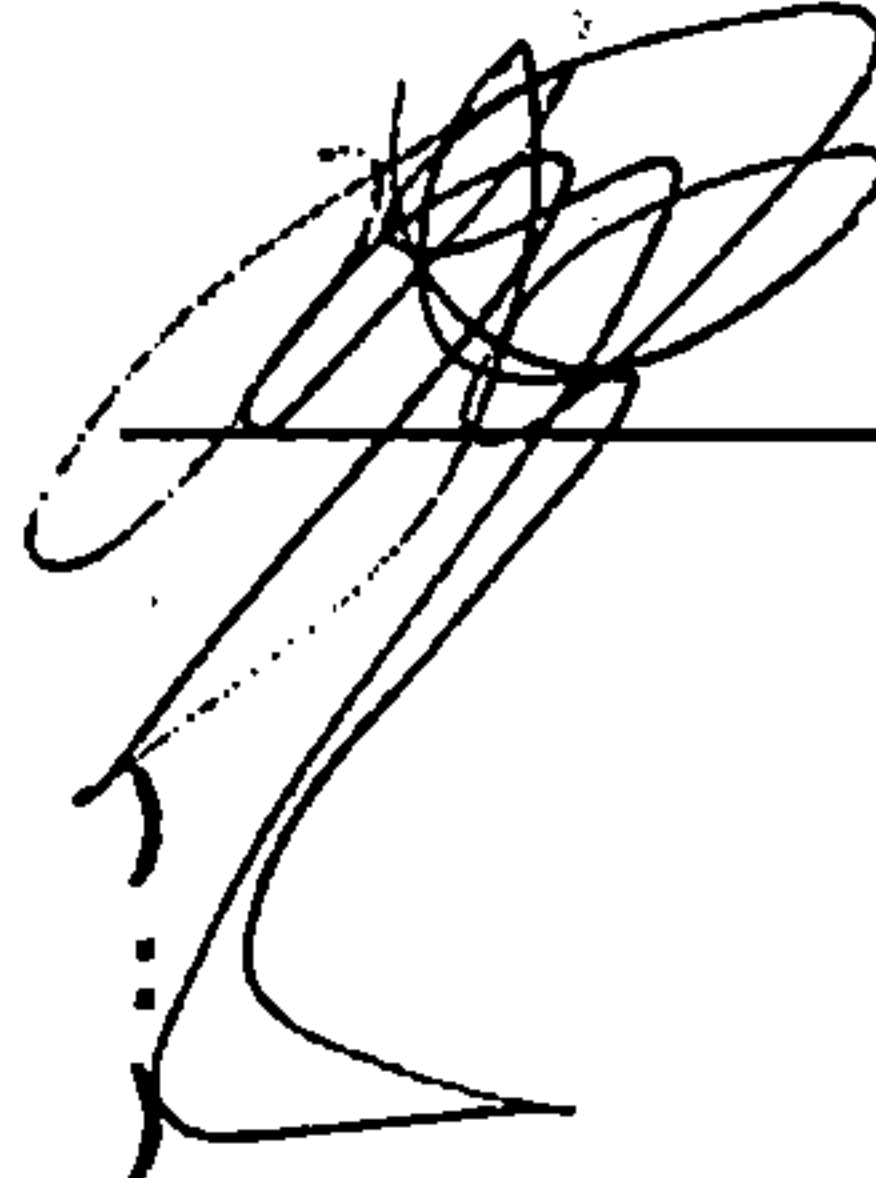
TO HAVE AND TO HOLD the Property unto the said GRANTEE, and its successors and assigns, in fee simple, **FOREVER**.

GRANTEE ACCEPTS POSSESSION OF THE PROPERTY AS OF THE DATE HEREOF ON AN "AS-IS" BASIS. GRANTOR AND GRANTEE AGREE THAT THE PROPERTY IS BEING CONVEYED "AS-IS, WHERE-IS, WITH ALL FAULTS" WITH NO RIGHT OF SET-OFF OR REDUCTION IN THE PURCHASE PRICE, AND SUCH SALE IS MADE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED (INCLUDING, WITHOUT LIMITATION, WARRANTY OF INCOME POTENTIAL, OPERATING EXPENSES, USES, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE) AND HEREBY DISCLAIM AND RENOUNCE ANY SUCH REPRESENTATION OR WARRANTY. For purposes of this deed of conveyance, the term "as-is" shall mean, without limitation, as-is with respect to the following: physical and environmental condition of the Property (including defects seen and unseen and conditions natural and artificial); title to the Property, the documents, agreements or restrictions encumbering the Property; and all laws, ordinances, rules and regulations to which the Property is subject under any applicable governmental or regulatory jurisdiction. GRANTEE further acknowledges and agrees that GRANTEE'S decision to purchase the Property has been made entirely upon the basis of GRANTEE'S information and due diligence efforts, and without reliance upon any information provided by GRANTOR.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed on this, the 28th day of February, 2006.

GRANTOR:

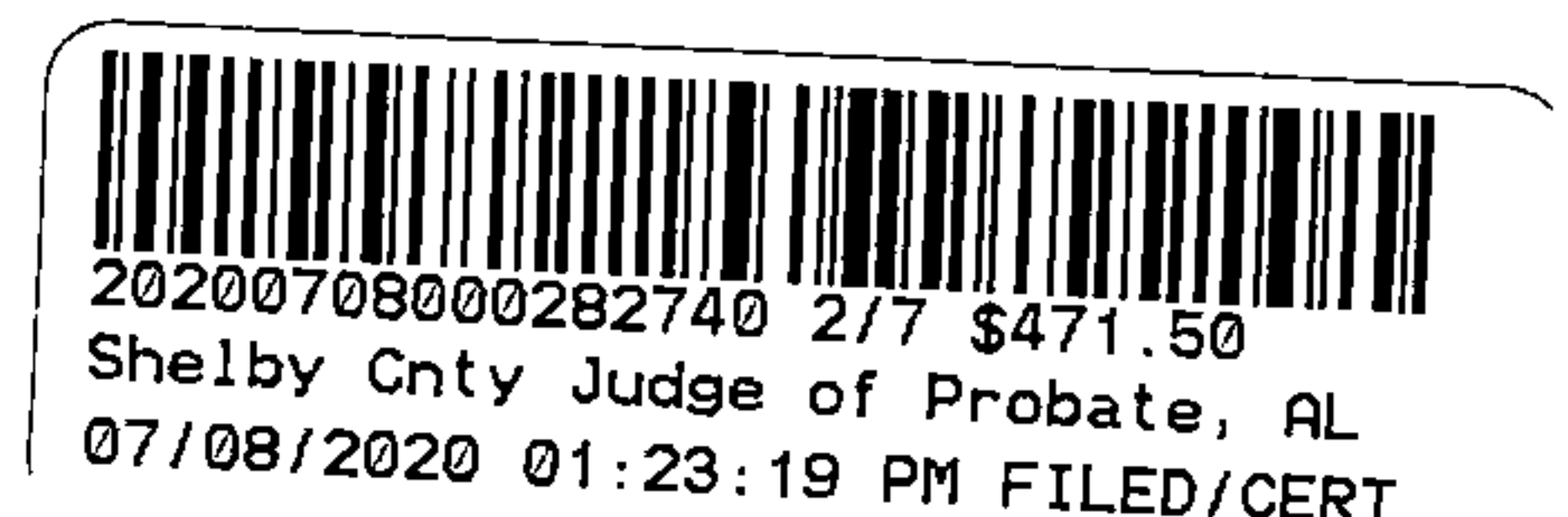
Michael E. Stephens, a married man



STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **MICHAEL E. STEPHENS**, a married man, 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 for and as the act of said limited liability company on the day the same bears date.

GIVEN under my hand on this 28th day of February, 2006.


NOTARY PUBLIC

[SEAL]

My Commission Expires: 1-29-08



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EXHIBIT "A"
TO
STATUTORY WARRANTY DEED

GRANTOR: Michael E. Stephens
GRANTEE: Indian Springs Properties, L.L.C.

Legal Description

PARCEL I

A part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, thence west along the North line of said section 650.90 feet, thence turn 104 deg. 10 min. left and run southeasterly 729.0 feet to the Point of Beginning, an iron pin, thence along last described course and along the center line of a chert road 372.87 feet to an iron pin on the Northwest right of way line of Cahaba Valley Road, Alabama, Highway 119; thence turn left interior angle of 98 deg. 39 min. 05 sec. and run southwesterly along and with said Northwest right of way 448.76 feet to a railroad spike; thence turn a left interior angle of 81 deg. 15 min. 07 sec. and run Northwesterly 323.46 feet along an asphalt line to a railroad spike; thence turn a left interior angle of 96 deg. 32 min. 35 sec. and run Northeasterly 180.00 feet to an iron pin; thence turn a left interior angle of 262 deg. 38 min. 29 sec. and run Northwesterly 65.83 feet to a rectangular iron bar; thence turn a left interior angle of 97 deg. 36 min. 13 sec. and run 265.0 feet to the Point of Beginning, making a closing left interior angle of 83 deg. 18 min. 31 sec., in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following:

A strip of land being 14 feet in uniform width along the chert road on the Northeast side of the above described property, extending from the Point of Beginning to the Northwest line of Cahaba Valley Road. All being situated in Shelby County, Alabama.



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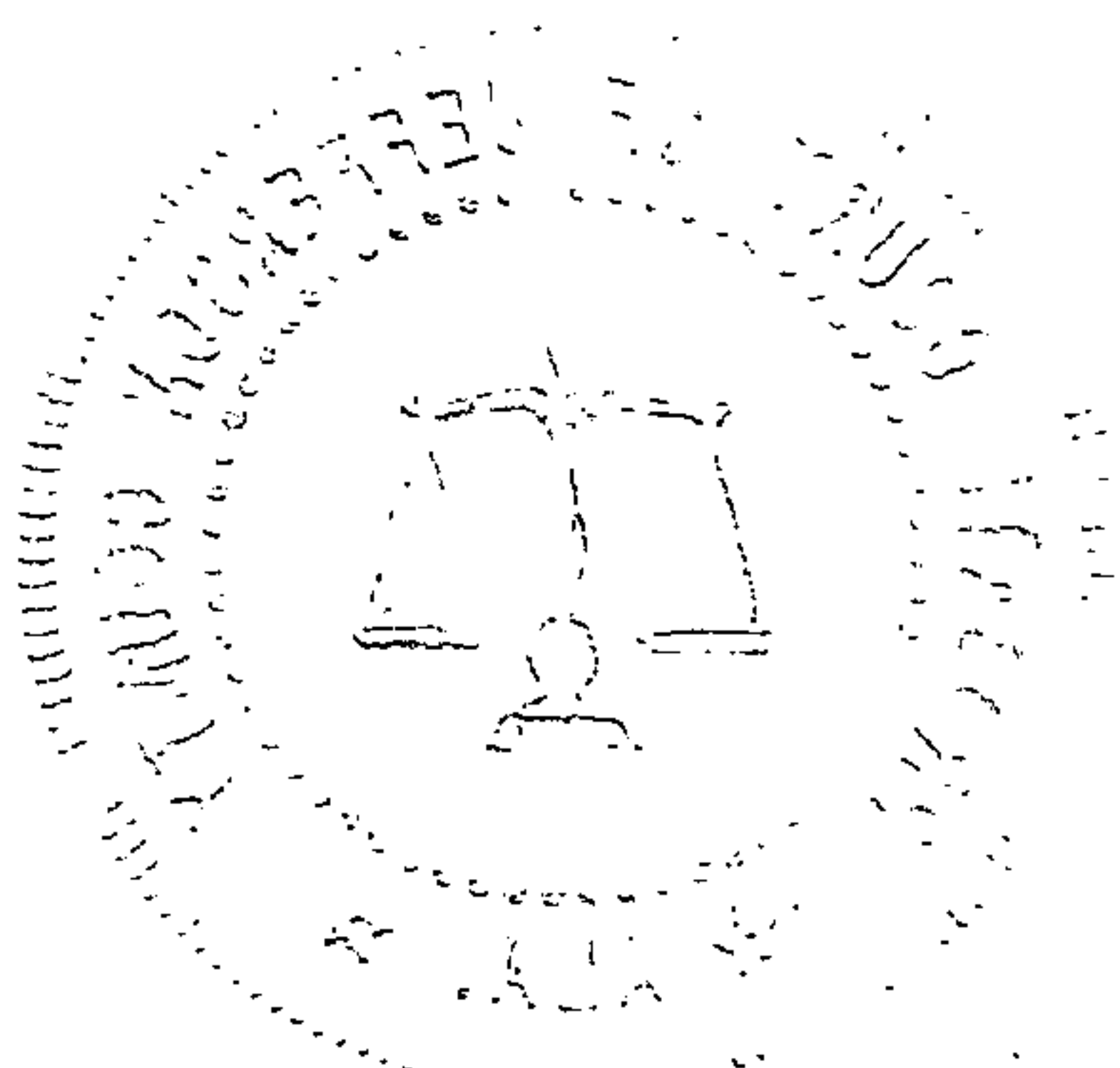
PARCEL II

A part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West and run West on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1103.90 feet; thence turn left 104 deg. 10 min. and run Southeasterly a distance of 803.69 feet to the point of beginning; thence continue southeasterly along same line a distance of 153.81 feet; thence turn left 96 deg. 35 min. and run northeasterly a distance of 180.00 feet; thence turn left 83 deg. 25 min. and run Northwesterly a distance of 124.77 feet; thence turn left 87 deg. 19 min. and run Southwesterly a distance of 179.27 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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Fee - \$14.50
Dead Tax - \$997.50

Total of Fees and Taxes-\$1012.00
DONNA



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State of Alabama
Jefferson County

I, the Undersigned, as Judge of Probate Court in and
for Jefferson County, Alabama, hereby certify that
the foregoing is a full, true and correct copy of the
instrument with the filing of same as appears of record
in this office. Given under my hand and official seal,
this the 24th day of June, 2020

Shem C. Friday
JUDGE OF PROBATE

Real Estate Sales Validation Form

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

Grantor's Name Michael E. Stephens
Mailing Address 1115 Indian Crest Drive
Indian Springs, AL 35124

Grantee's Name Indian Springs Properties, L.L.C.
Mailing Address 1115 Indian Crest Drive
Indian Springs, AL 35124

Property Address Cahaba Valley Road
Indian Springs, AL 35124

Date of Sale February 28, 2006
Total Purchase Price \$

Shelby County, AL 07/08/2020
State of Alabama
Deed Tax: \$431.50

or
Actual Value \$

or
Assessor's Market Value \$ 431,330.00

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 Shelby County Tax Assessor's Records
☐ 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.

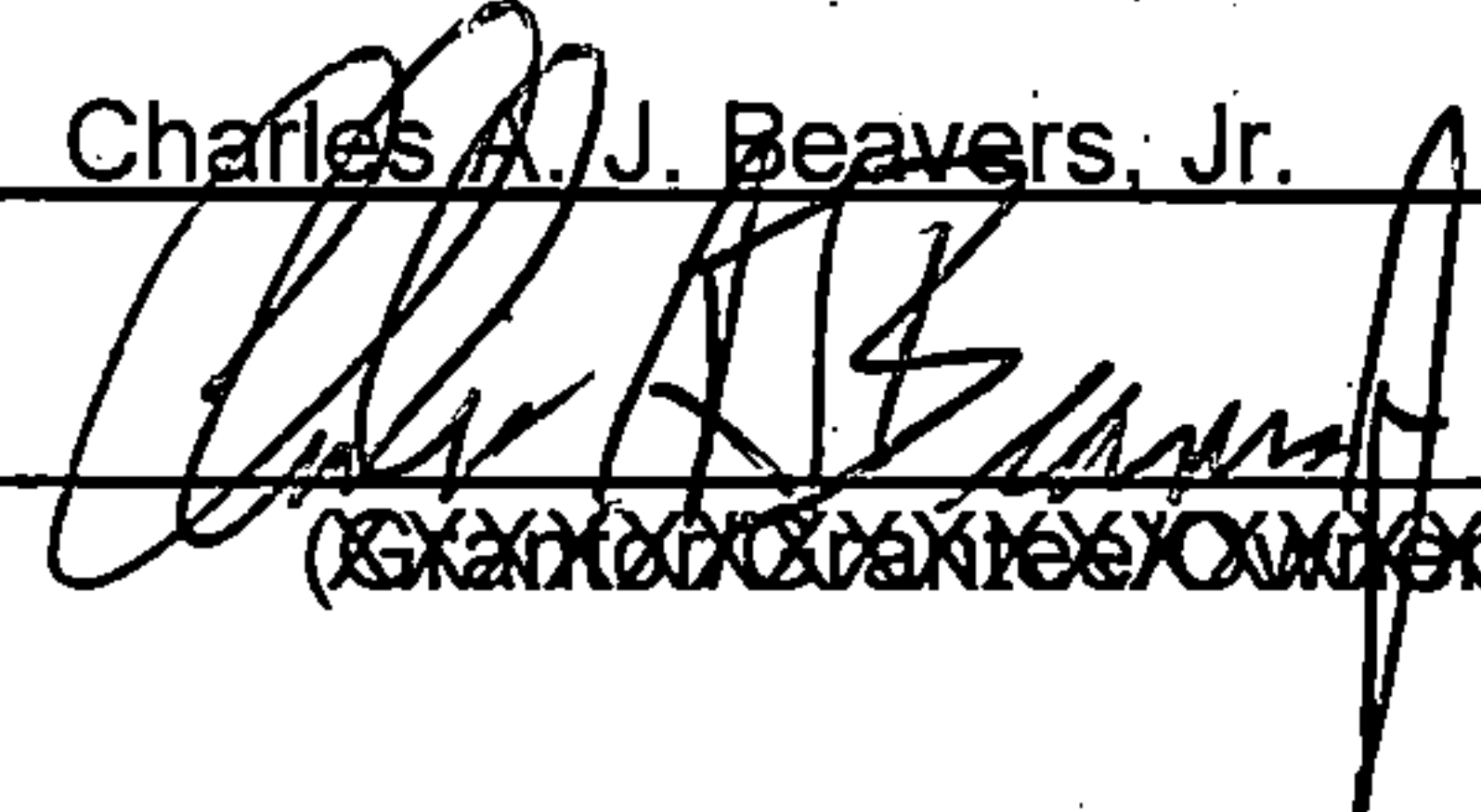
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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

Print Charles A. J. Beavers, Jr.

Sign 

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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