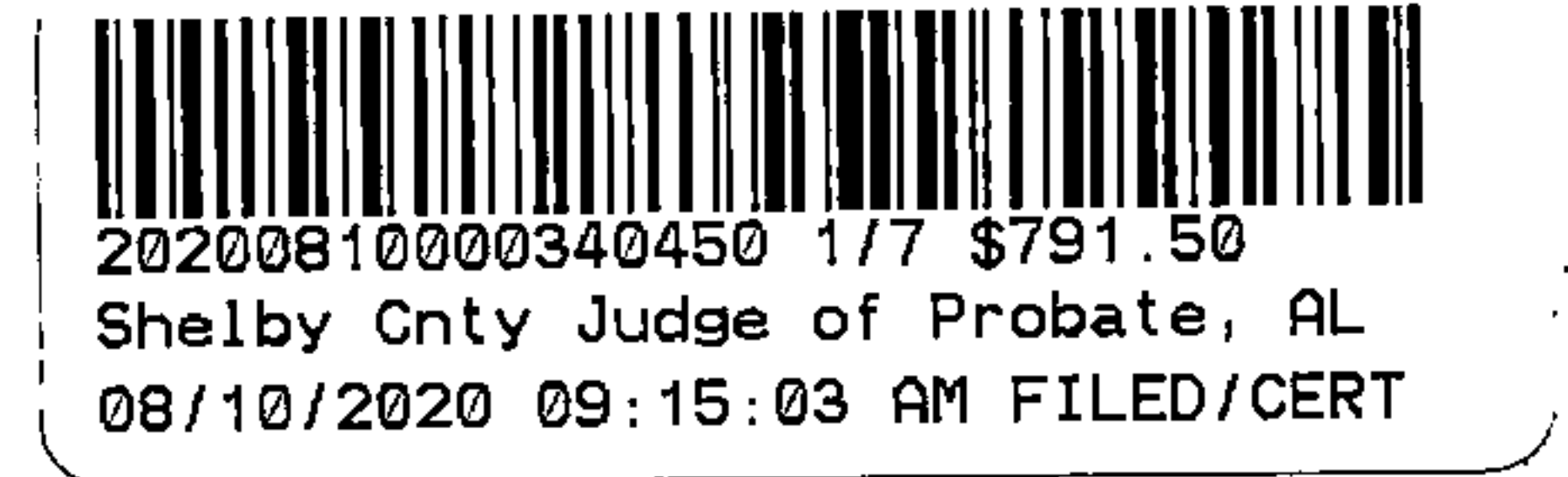


This Instrument was Prepared By:
Jeffery N. Lucas, Attorney at Law
Post Office Box 361606
Birmingham, Alabama 35236
Off: 205-425-5200 Fx: 205-425-5253
NO TITLE SEARCH PERFORMED

Send Tax Notice To:
Sommerville Family, LLC
c/o Will Sommerville
2390 Wilderness Trail
Shelby, AL 35143

QUITCLAIM DEED



STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

ELIZABETH KELLY DERAMUS

hereinafter referred to as the **GRANTOR**, do hereby grant, convey and quitclaim unto,

SOMMERVILLE FAMILY, LLC

hereinafter referred to as **GRANTEE**, all of my rights, title, claim, and interest in and to the following described real property, situated, lying and being in Shelby County, Alabama, viz:

ALL THOSE TRACTS OR PARCELS of land situated in Shelby County, Alabama, as describe in those certain Statutory Warranty Deeds (Documents) as recorded in the Office of the Judge of Probate of Shelby County, Alabama, under the following Instrument Numbers:

Inst. No. 20130402000135190

Inst. No. 20130619000251870

Inst. No. 20141020000330660

Altogether being more particularly described in attached Exhibit A.

SUBJECT TO all those matters identified and described in said Documents, including but not necessarily limited to, a reservation of all oil, gas, minerals, greenhouse gasses, and mineral and mining rights.

TO HAVE AND TO HOLD the same unto the said GRANTEE, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27
day of July, 2020.

[Signature] (SEAL)
Elizabeth Kelly Deramus
Printed Name, Grantor

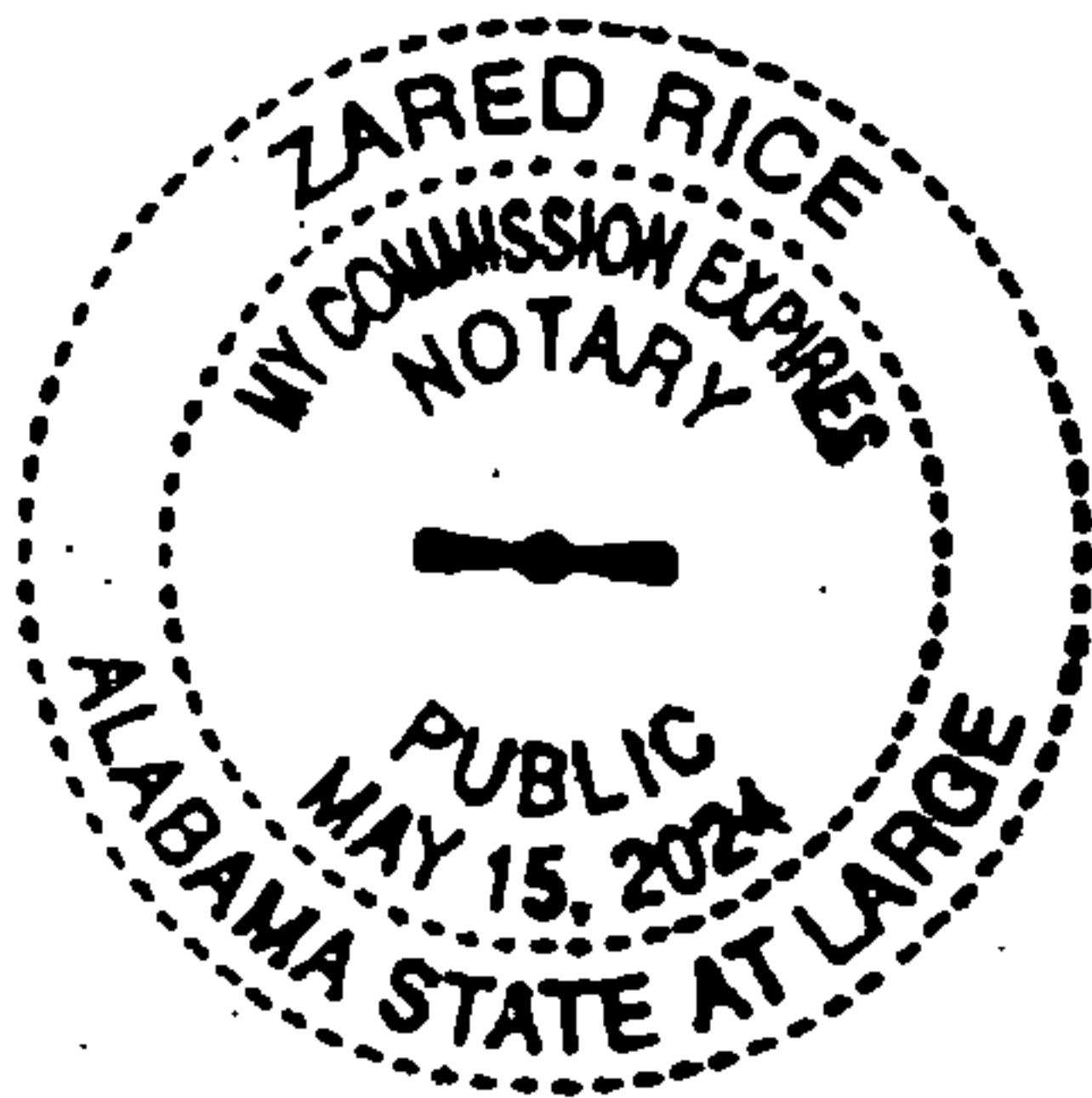
STATE OF ALABAMA)
COUNTY OF Shelby)

I, Zared Rice the undersigned authority, a Notary Public in and for said
County, in said State, do hereby certify that,

ELIZABETH KELLY DERAMUS

whose name 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, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal, this 27 day of July, 2020.



Zared Rice
Notary Public
My Commission Expires: 5/15/24

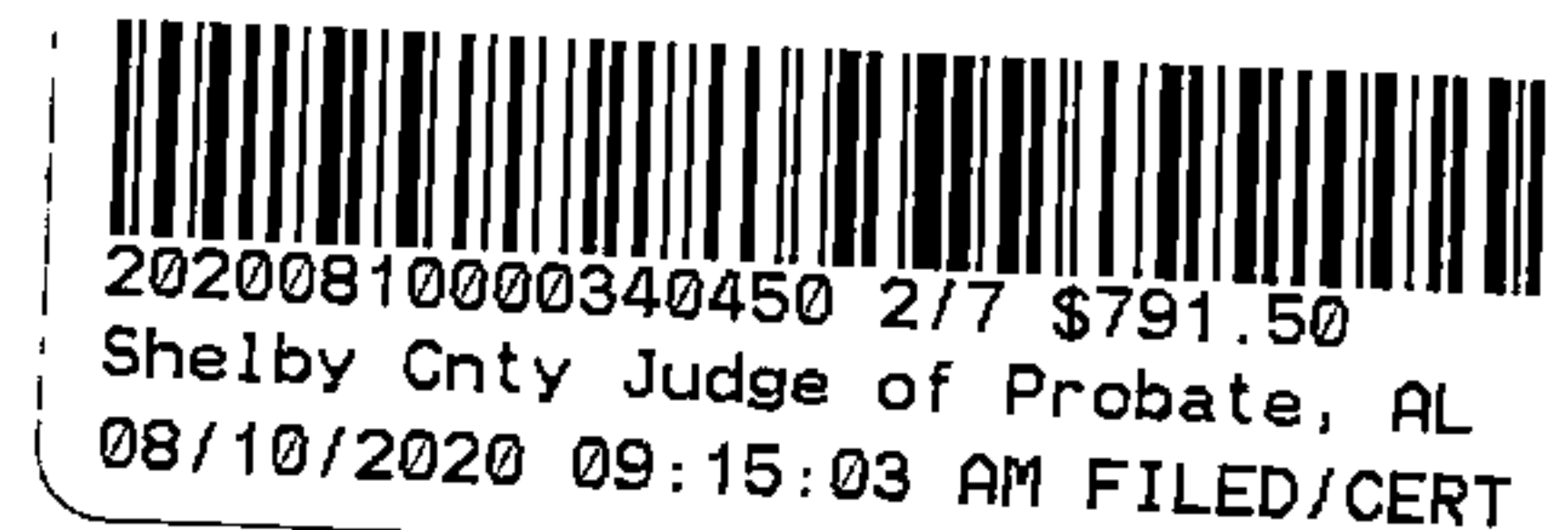


Exhibit "A"
Legal Description

A parcel of land being a that certain tract of land as described as Parcel 45 B, Parcel 45 C and Parcel 45 E of "Tract 45 Subdivision", Map Book 10, Page 6, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, and part of the SW 1/4 of Section 18, Township 24 North, Range 15 East, lying south of Parcel 45 B and north of said Parcel 45 E, all lying in the W 1/2 of Section 18, Township 24 North, Range 15 East, SE 1/4 Section 13, Township 24 North, Range 15 East and the NW 1/4 of Section 19, Township 24 North, Range 15 East, said Shelby County being more particularly described as follows:

Begin a capped rebar (Gulf State Paper Corp - LS 12709) found at the SE corner of the SW 1/4 of said Section 18, said capped rebar lying on the easterly line of Parcel 45 E of above referenced "Tract 45 Subdivision"; thence S 01°57'23" W along said easterly line a distance of 285.19 feet to a 1" iron rod found; thence S 01°57'23" W continuing along said easterly line a distance of 13.36 feet to a point on the northerly bank of Waxahatchee Creek; thence southwesterly along the meanderings of the northerly bank of said Waxahatchee Creek 2650.98 feet, more or less (having a chord bearing and distance of S 79°23'46" W 1321.30 feet to a capped rebar (30350) set; thence N 01°21'46" W leaving said Waxahatchee Creek bank a distance of 505.27 feet to a capped rebar (30350) set; thence N 02°11'46" W a distance of 1341.52 feet to a capped rebar (30350) set; thence S 87°26'14" W a distance of 1355.51 feet to a capped rebar (30350) set on the easterly bank of said Waxahatchee Creek; thence northwesterly and northeasterly along the meanderings of the easterly and southerly bank of said Waxahatchee Creek 4194.76 feet, more or less (having a chord bearing and distance of N 47°19'25" E 3503.57 feet to a point; thence S 00°19'40" W leaving the bank of said Waxahatchee Creek a distance of 6.38 feet to capped rebar (Gulf State Paper Corp - LS 12709) found; thence S 00°19'40" E a distance of 897.14 feet to a 1" open top pipe in a pile of rocks found; thence continuing S 03°04'40" E a distance of 2039.07 feet to capped rebar (Gulf State Paper Corp - LS 12709) found; thence S 03°02'24" E a distance of 679.78 feet to feet to the Point of Beginning.

Said parcel of land containing 151.7 acres or 6,606,899.7 square feet, more or less.



20200810000340450 3/7 \$791.50
Shelby Cnty Judge of Probate, AL
08/10/2020 09:15:03 AM FILED/CERT



20130402000135190 3/4 \$438.50
Shelby Cnty Judge of Probate, AL
04/02/2013 08:28:20 AM FILED/CERT

EXHIBIT "A"

A parcel of land being a that certain tract of land as described as Parcel 45 D of "Tract 45 Subdivision", Map Book 10, Page 6, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the SW 1/4 of Section 18, Township 24 North, Range 15 East, Section 13, Township 24 North, Range 15 East and the NW 1/4 of Section 19, Township 24 North, Range 15 East, being more particularly described as follows:

Commence capped rebar (Gulf State Paper Corp - LS 12709) found at the SE corner of the SW 1/4 of said Section 18, said capped rebar lying on the easterly line of Parcel E of above referenced "Tract 45 Subdivision"; thence S 01°57'23" W along said easterly line a distance of 285.19 feet to a 1" iron rod found; thence S 01°57'23" W continuing along said easterly line a distance of 13.36 feet to a point on the northerly bank of Waxahatchee Creek; thence S 79°23'46" W a distance of 1321.30 feet to a capped rebar (30350) set on said northerly bank and the Point of Beginning; thence southwesterly and northwesterly along the meanderings of the northerly and easterly bank of said Waxahatchee Creek 3857.25 feet, more or less (having chord bearing and distance of N 38°27'16" W 2279.46 feet) to a capped rebar (30350) set; thence N 87°26'14" E leaving said Waxahatchee Creek bank a distance of 1355.51 feet to a capped rebar (30350) set; thence S 02°11'46" E a distance of 1341.52 feet to a capped rebar (30350) set; thence S 01°21'46" E a distance of 505.27 feet to the Point of Beginning.

Said parcel of land containing 44.7 acres or 1,946,321.2 square feet, more or less.



20200810000340450 4/7 \$791.50
Shelby Cnty Judge of Probate, AL
08/10/2020 09:15:03 AM FILED/CERT



20130619000251870 3/4 \$139.00
Shelby Cnty Judge of Probate, AL
06/19/2013 01:25:09 PM FILED/CERT

EXHIBIT "A"


20200810000340450 5/7 \$791.50
Shelby Cnty Judge of Probate, AL
08/10/2020 09:15:03 AM FILED/CERT

TRACT 3

A parcel of land being parts of those certain tracts of land as described as Parcel 45 F and Parcel 45 G lying in Section 18 and Section 19, as shown on a plat of "Tract 45 Subdivision", as recorded in Map Book 10, Page 6, in the Office of the Judge of Probate for Shelby County, Alabama. and the SW1/4 of the SE1/4 of Section 18 lying north of said Parcel 45 F, the SE1/4 of the SE1/4 of Section 18 lying north of said Parcel 45 G, and the NW1/4 of the SE1/4 of Section 18, all lying in Township 24 North, Range 15 East of Shelby County, Alabama and being more particularly described as follows:

BEGIN at a capped rebar (Gulf State Paper Corp. LS12709) found marking the SW corner of the SE1/4 of said Section 18; thence run N 03°02'24" W for a distance of 679.78 feet to a capped rebar (Gulf State Paper Corp. LS12709) found marking the NW corner of said Parcel 45 F; thence run N 03°04'40" W for a distance of 2039.07 feet to a 1" open top pipe in rock pile found marking the SW corner of the SW1/4 of the NE1/4 of said Section 18; thence run N 89°16'14" E for a distance of 1366.98 feet to capped rebar (Wheeler) found marking the SW corner of the SE1/4 of the NE 1/4 of said Section 18; thence run S 02°06'11" E for a distance of 1348.89 feet to a set 5/8" rebar; thence run N 88°04'03" E for a distance of 1320.74 feet to a set 5/8" rebar; thence run S 02°06'17" E for a distance of 1358.85 feet to a 4" capped pipe found marking the SE corner of said Section 18; thence run S 01°19'56" E for a distance of 291.36 feet to a found capped rebar (Wheeler); thence run S 01°27'07" E for a distance of 390.15 feet to a found 4"x4" concrete monument with disc (A.P.C.); thence continue S 01°27'07" E for a distance of 30.02 feet to a point on the Northerly bank of Waxahatchee Creek; thence run Northwesterly along the meanderings of said Northerly bank 2848.93 feet, more or less (having a chord bearing of N 65°36'03" W and a distance of 1466.16 feet, more or less) to a point on said Northerly bank at the SE corner of said Parcel 45 F; thence run Southwesterly along the meanderings of said Northerly bank 1362.85 feet, more or less (having a chord bearing of S 78°48'41" W and a distance of 1358.96 feet, more or less) to a point on said Northerly bank; thence leaving said Northerly bank run N 01°57'23" E for a distance of 13.36 feet to a found 1" rod; thence continue N 01°57'23" E for a distance of 285.19 feet to the POINT OF BEGINNING.

The above described parcel of land containing 135.9 acres (5,919,736.4 square feet), more or less.

TRACT 4

A parcel of land being parts of those certain tracts of land as described as the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 18, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a capped rebar (Gulf State Paper Corp. LS12709) found marking the SW corner of the SE1/4 of said Section 18; thence run N 03°02'24" W for a distance of 679.78 feet to a capped rebar (Gulf State Paper Corp. LS12709) found marking the NW corner of said Parcel 45 F; thence run N 03°04'40" W for a distance of 2039.07 feet to a 1" open top pipe in rock pile found marking the SW corner of the SW1/4 of the NE1/4 of said Section 18; thence run N 89°16'14" E for a distance of 1366.98 feet to capped


20141020000330660 3/5 \$490.50
Shelby Cnty Judge of Probate, AL

rebar (Wheeler) found marking the SW corner of the SE1/4 of the NE 1/4 of said Section 18 and the POINT OF BEGINNING; thence run N 00°54'14" W for a distance of 468.31 feet to a found capped rebar (Wheeler); thence run N 02°28'41" W for a distance of 882.51 feet to a capped rebar (Wheeler) found marking the NW corner of said SE1/4 of the NE1/4; thence run N 87°16'47" E for a distance of 1316.71 feet to a drill bit found marking the NE corner of said SE1/4 of the NE1/4; thence run S 02°06'17" E for a distance of 2717.71 feet to a set 5/8" rebar; thence run S 88°04'03" W for a distance of 1320.74 feet to a set 5/8" rebar; thence run N 02°06'11" W for a distance of 1348.89 feet to the POINT OF BEGINNING.

The above described parcel of land containing 81.9 acres (3,568,882.5 square feet), more or less.


20141020000330660 4/5 \$490.50
Shelby Cnty Judge of Probate, AL
10/20/2014 11:19:03 AM FILED/CERT


20200810000340450 6/7 \$791.50
Shelby Cnty Judge of Probate, AL
08/10/2020 09:15:03 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name ELIZABETH DEANOS Grantee's Name Southern Family LLC
Mailing Address 4635 OLD Looney Mill RD. Mailing Address 2390 Wilderness Trail
Birmingham AL 35243 Shelby AL 35143

Property Address _____

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

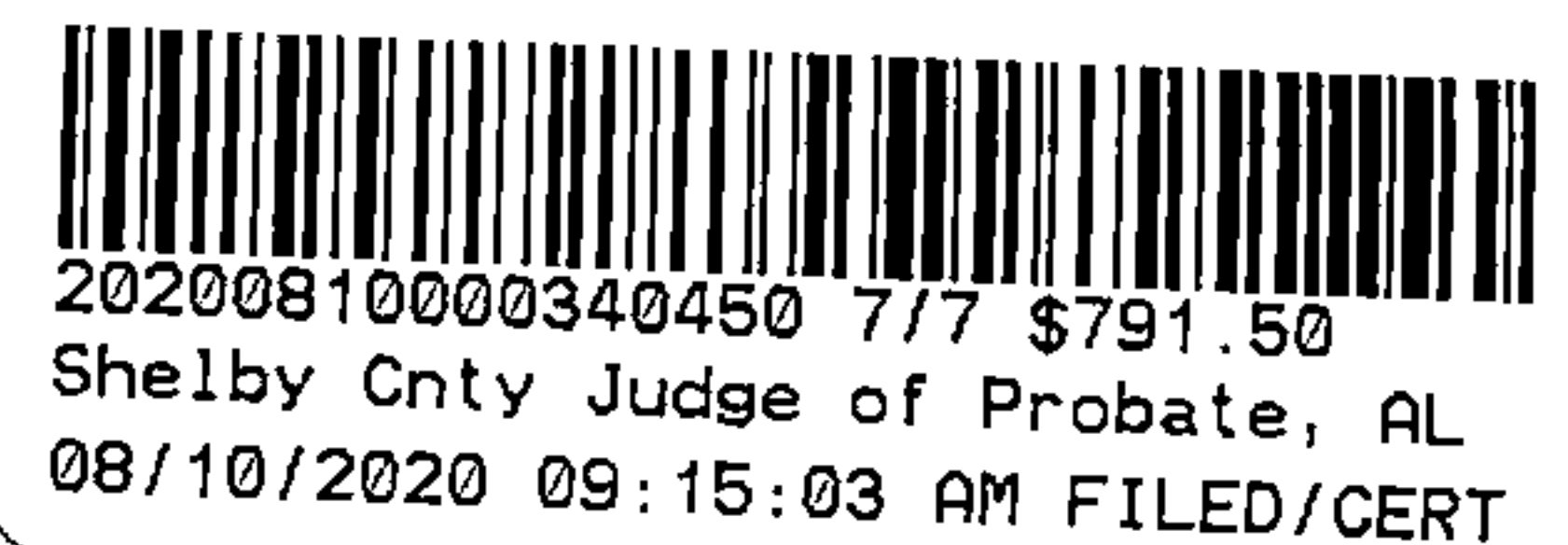
Assessor's Market Value \$ 1502,370 1/2 Total =
Combined Value 751,185.00

Shelby County, AL 08/10/2020
State of Alabama
Deed Tax: \$751.50

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 _____

Print William H. Somerville III

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1