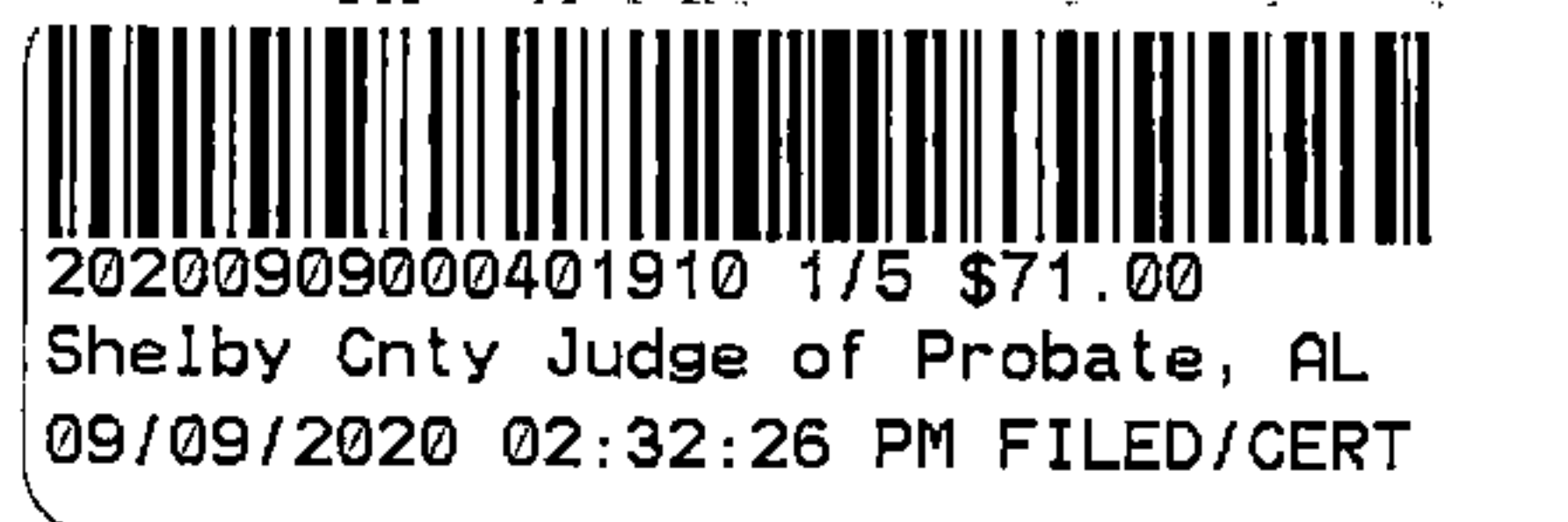


Send tax notice to:
Mountainprize, Inc.
200 Galleria Parkway, S.E.,
Suite 900
Atlanta, Georgia 30339

**Prepared by, and after recording
please return to:**

Mountainprize, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, Georgia 30339
Attn: Corporate Counsel-Real Estate



Quitclaim Deed

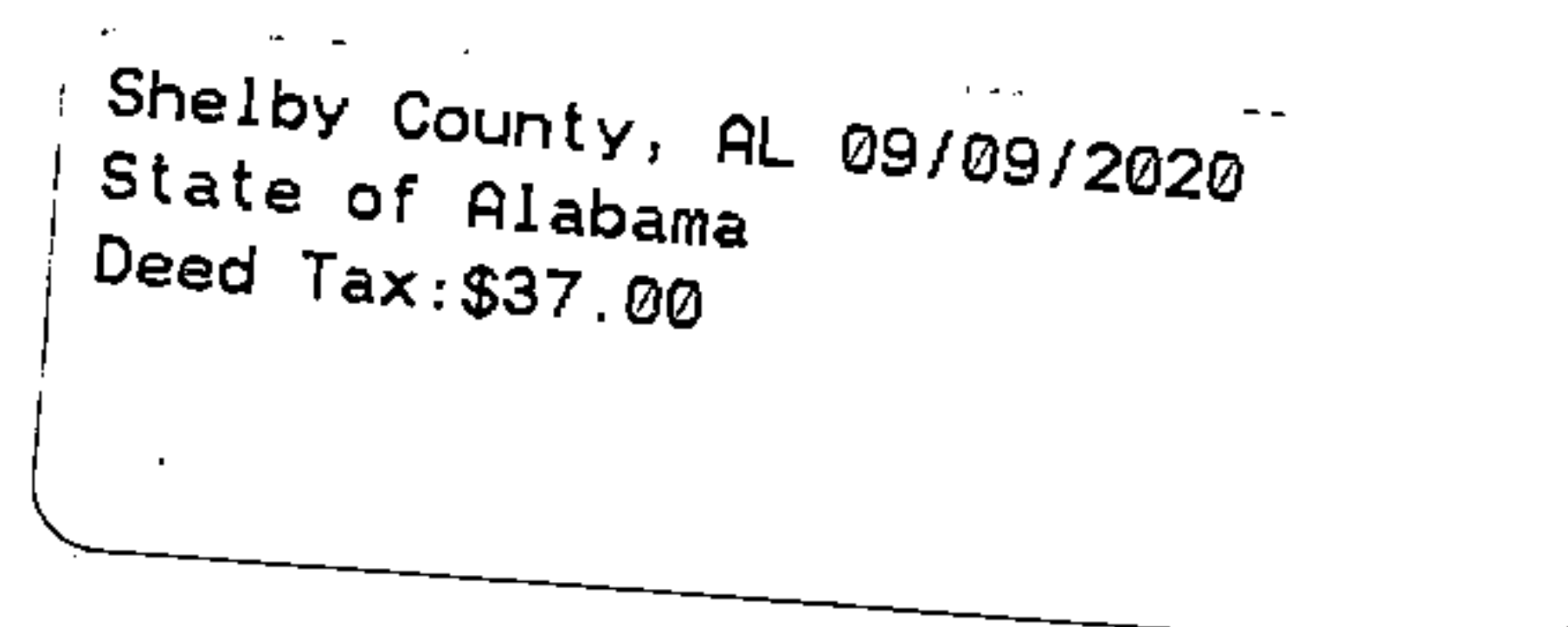
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Grantor(s) **Peggy C. Dunaway and Debra Jo Carter**, each an unmarried woman and individual resident of the State of Alabama (hereinafter collectively called "Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to **Debra Jo Carter**, an unmarried woman and individual resident of the State of Alabama (hereinafter called "Grantee") all of Grantor's his/her right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD have and to hold to said GRANTEE forever.

(Signatures appear on the following page.)



IN WITNESS WHEREOF, Grantor has caused this QUITCLAIM Deed to be executed this 26th
day of August, 2020.

GRANTOR:

Debra Jo Carter
Debra Jo Carter

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Debra Jo Carter, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2020.

Cassy L. Dailey
Notary Public

AFFIX SEAL

My commission expires: 5-17-22



20200909000401910 2/5 \$71.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:26 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this QUITCLAIM Deed to be executed this 26th day of August, 2020.

GRANTOR:

Peggy C. Dunaway
Peggy C. Dunaway

STATE OF ALABAMA

COUNTY OF SHELBY

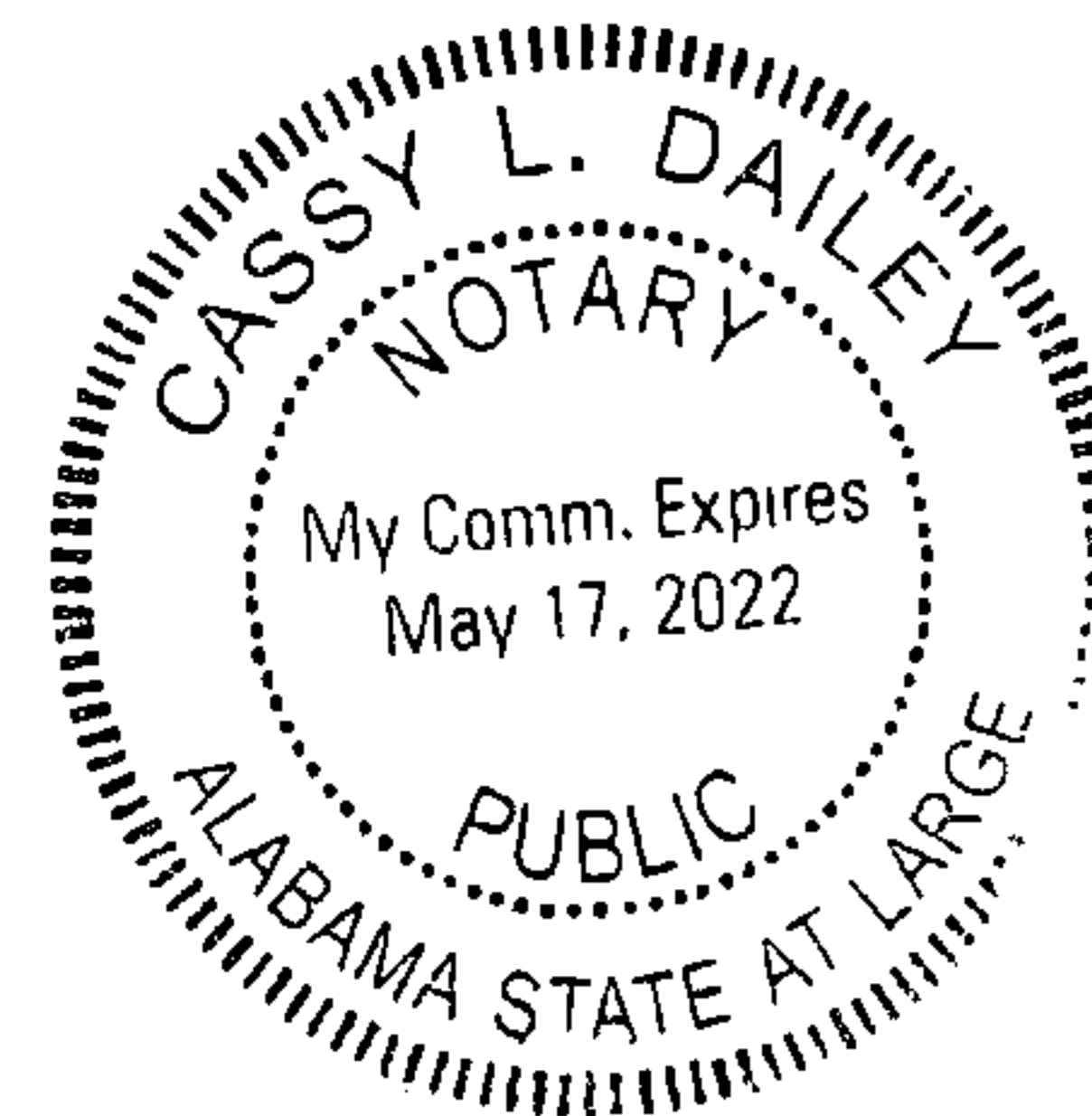
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Peggy C. Dunaway, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2020.

Cassidy L. Dailey
Notary Public

AFFIX SEAL

My commission expires: 5-17-22



(Signatures continue on the following page)

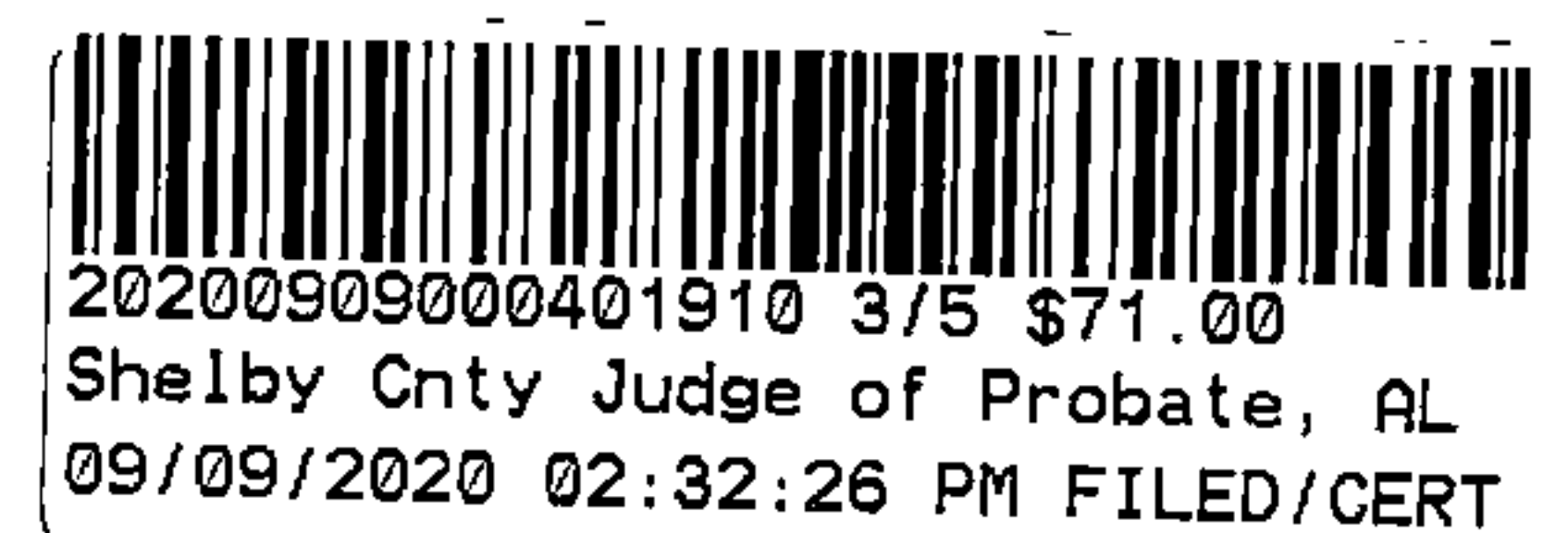


EXHIBIT "A"

NOTE TO CLERK: This Quitclaim Deed is being executed, delivered and recorded to perfect title.

A parcel of land situated in NE ¼ of the SE ¼ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the NE corner of the NE ¼ of the SE ¼ of Section 12, Township 21 South, Range 3 West, thence run S 03°42'13" E along the ¼ line of said ¼ for a distance of 717.50 feet; thence run N 90°00' W for a distance of 471.95 feet to the NE corner of the Claude Massey Lot as recorded in Deed Book 66 page 480 said point being the point of beginning; thence run S 00°02'19" E for a distance of 150.0 feet; thence run N 89°41'31" W for a distance of 70.00 feet; thence run N 00°00'11" W for a distance of 68.0 feet; thence run N 30°00'11" W for a distance of 60.0 feet; thence run N 90°00' W for a distance of 75.0 feet; thence run N 00°11'51" W for a distance of 29.66 feet to the North line of the Claude Massey Lot; thence run S 90°00' E and along the North line of said lot for a distance of 175.0 feet to the point of beginning. Being situated in Shelby County, Alabama. Contains 14,375 square feet or 0.33 acres more or less.



20200909000401910 4/5 \$71.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:26 PM 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 Peggy Dunaway & Debra Jo Carter
Mailing Address 1299 Old Highway 25 W.
Columbiana, AL 35051

Grantee's Name Peggy Dunaway
Mailing Address 6766 Kent Dairy Road
Alabaster, AL 35007

Property Address 58 Memory Lane
Alabaster, AL 35007

Date of Sale August 31, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 36,505.00

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
☐ 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).

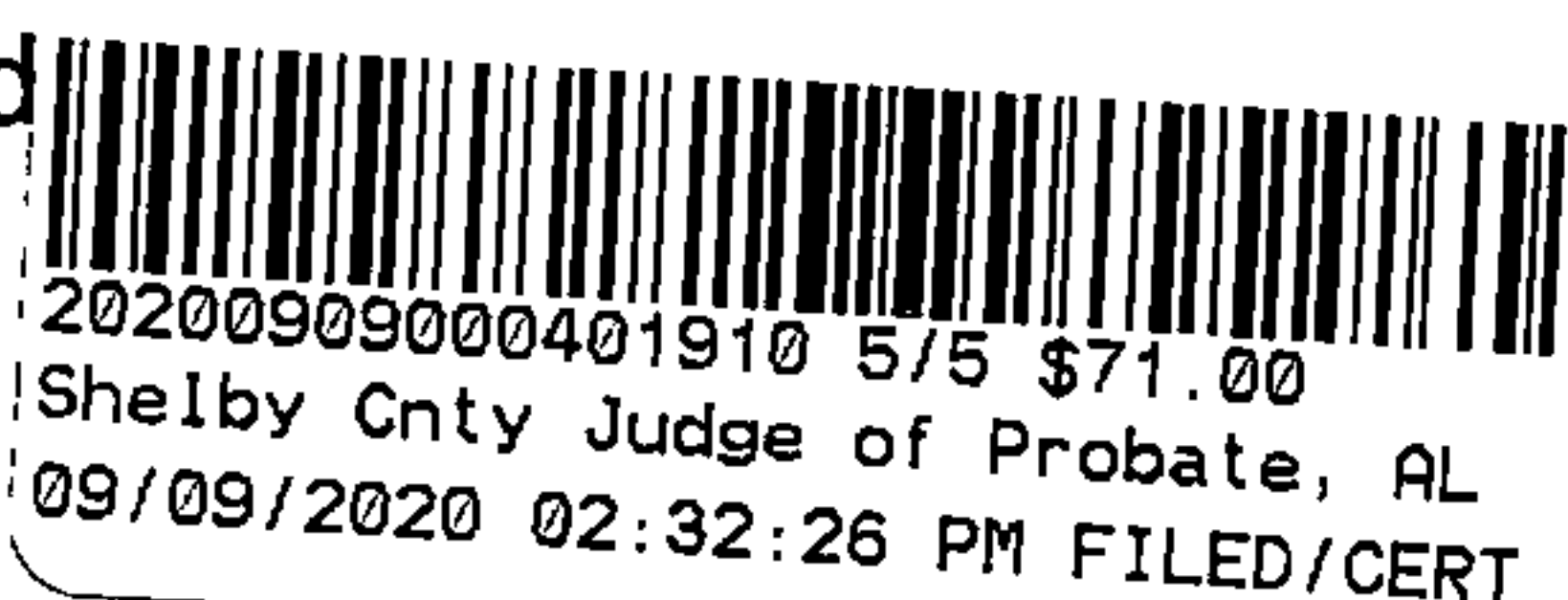
Date 8-26-2020

Print Debra Jo Carter

Sign Debra Jo Carter

(Grantor/Grantee/Owner/Agent) circle one

Unattested



Form RT-1