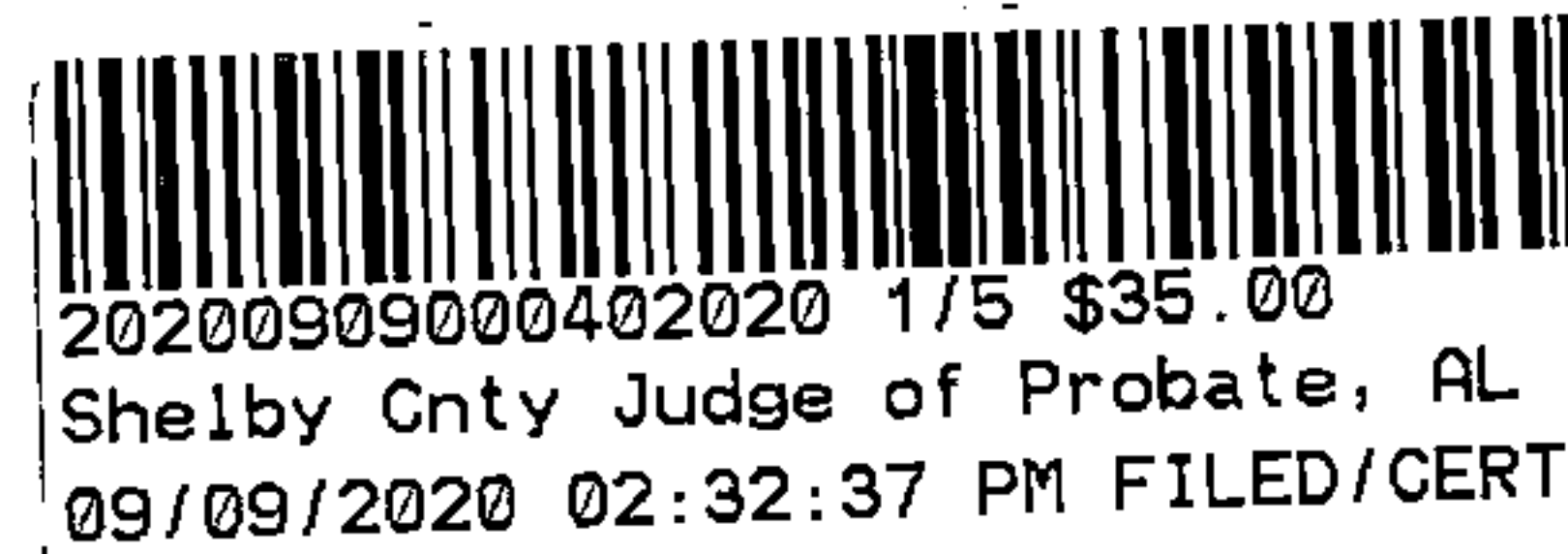


Send tax notice to:
Mountainprize, Inc.
200 Galleria Parkway, S.E.,
Suite 900
Atlanta, Georgia 30339

**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) **Joe Lee Massey** and **Nickalas J. Massey**, 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 **MOUNTAINPRIZE, INC.**, its affiliates, successors and/or assigns (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.

(Remaining 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:

Nickalas J. Massey
Nickalas J. Massey

STATE OF ALABAMA

COUNTY OF SHELBY

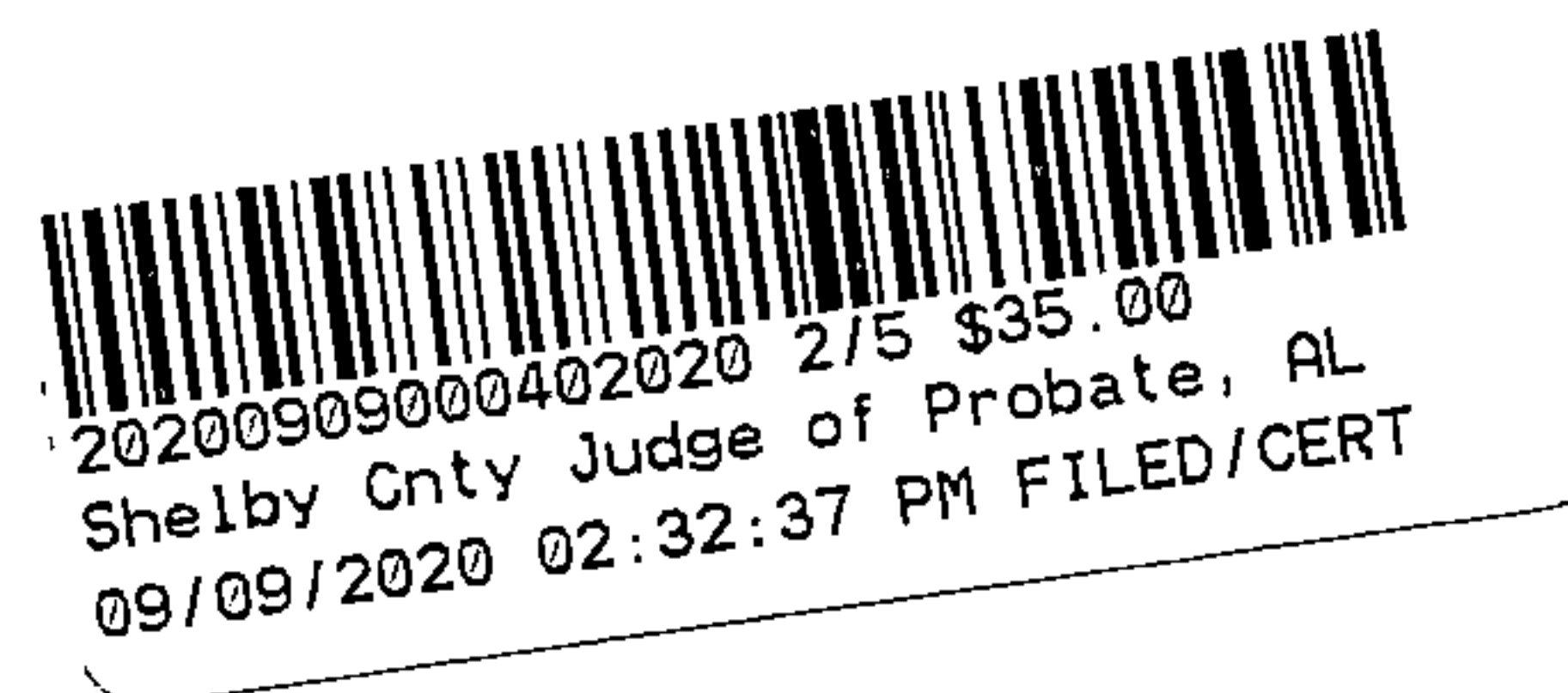
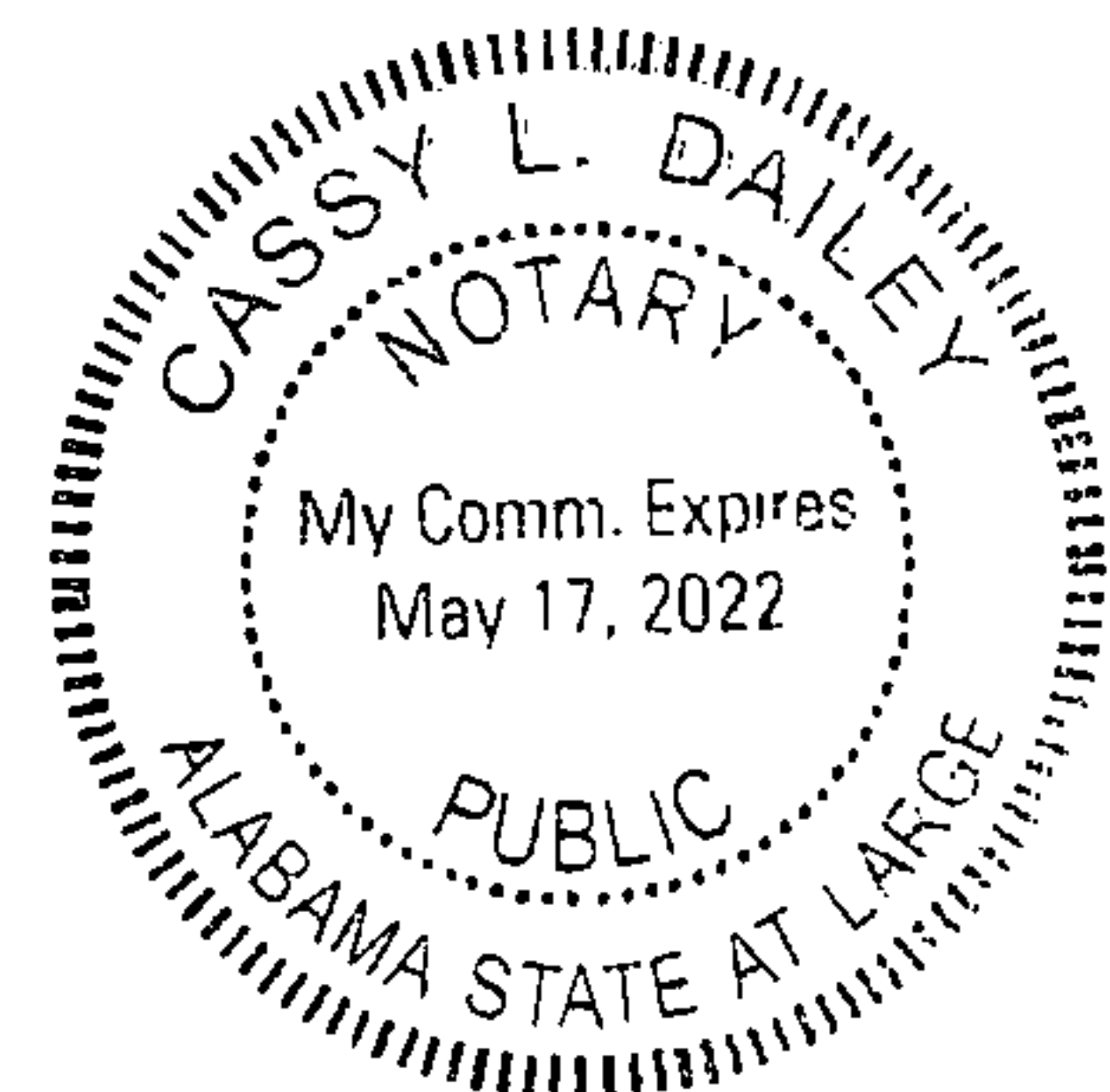
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nickalas J. Massey, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed 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



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

GRANTOR:

Joe Lee Massey
Joe Lee Massey

STATE OF ALABAMA

COUNTY OF SHELBY

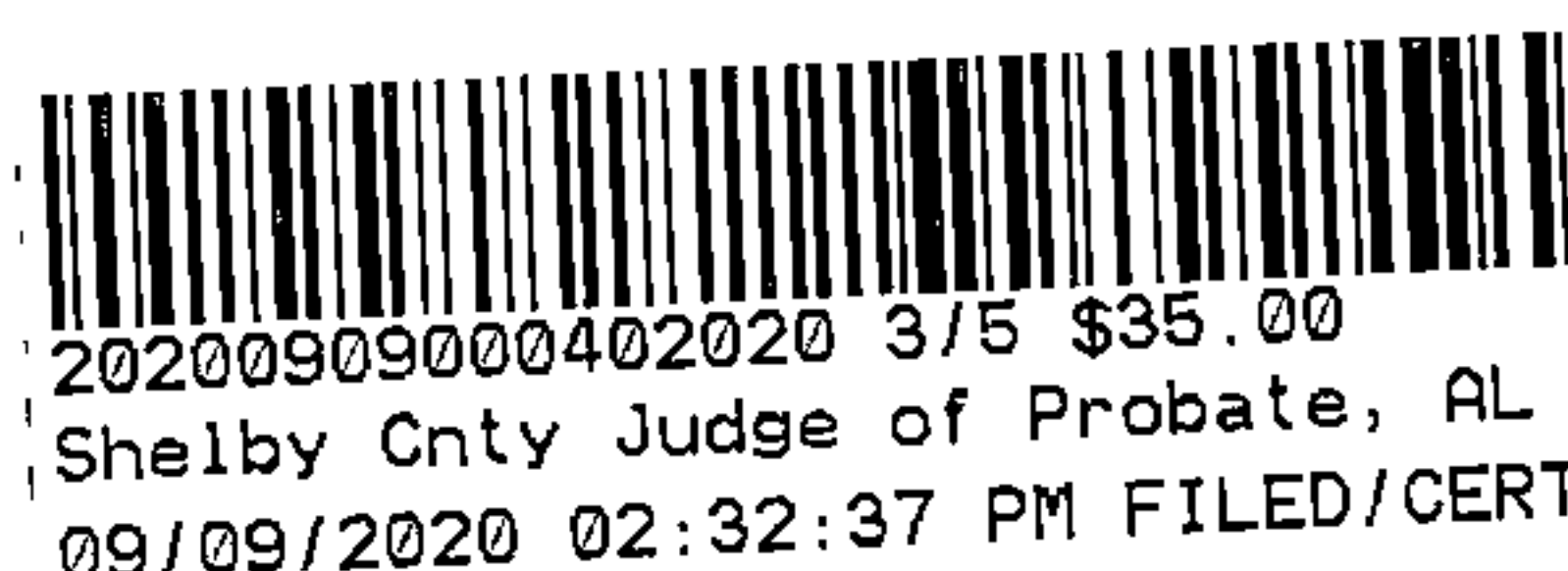
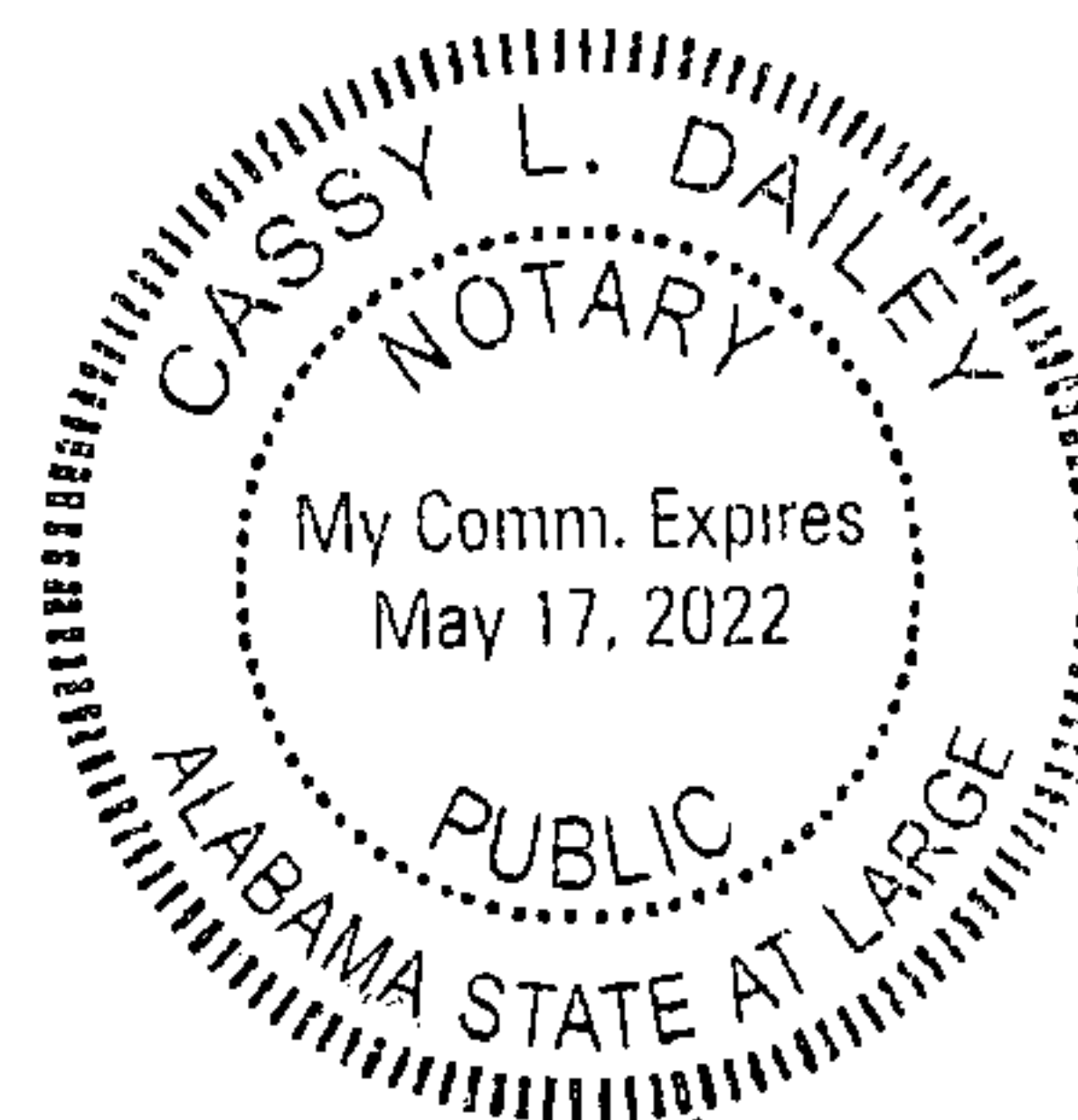
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe Lee Massey, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of 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



(Signatures continue on the following page)

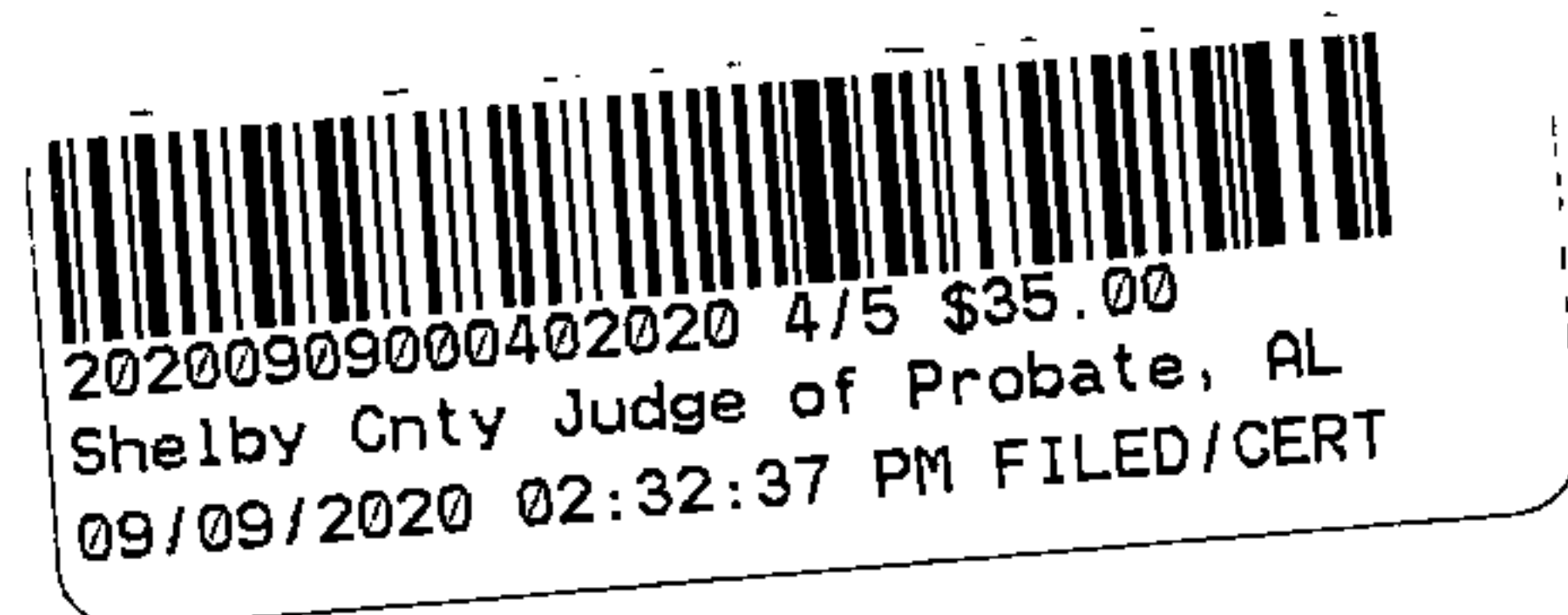
EXHIBIT "A"

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

A parcel of land being situated in the Northeast-Quarter of the Southeast-Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at an iron pin being the Southeast corner of said Northeast-Quarter of the Southeast-Quarter of Section 12; thence run North 00 Degrees 27 Minutes 50 Seconds West along the East line of said Quarter-Quarter section for a distance of 300.13 feet to a found capped rebar stamped 00065LS, said point also being on the Westerly right-of-way line of U.S. Highway 31 (200' R.O.W.); thence leaving said East line run North 44 Degrees 54 Minutes 56 Seconds West along said Westerly right-of-way line for a distance of 431.81 feet to a set capped rebar stamped GSA CA-560-LS, said point being at the intersection of said Westerly right-of-way line of U.S. Highway 31 and the Westerly right-of-way line of Fulton Springs Road (100' R.O.W.), said point also being the POINT OF BEGINNING; thence leaving said Westerly right-of-way line of U.S. Highway 31 run South 00 Degrees 07 Minutes 13 Seconds West along said Westerly right-of-way line of Fulton Springs Road for a distance of 85.35 feet to a set capped rebar stamped GSA CA-560-LS; thence run South 45 Degrees 07 Minutes 06 Seconds West along said Westerly right-of-way line of Fulton Springs Road for a distance of 190.26 feet to a set capped rebar stamped GSA CA-560-LS; thence leaving said Westerly right-of-way line of Fulton Springs Road run North 46 Degrees 54 Minutes 33 Seconds West for a distance of 139.50 feet to a set capped rebar stamped GSA CA-560-LS; thence run North 86 Degrees 50 Minutes 01 Seconds West for a distance of 172.47 feet to a found car jack; thence run North 08 Degrees 18 Minutes 19 Seconds East for a distance of 210.16 feet to a found iron pin; thence run North 84 Degrees 39 Minutes 02 Seconds West for a distance of 118.01 feet to a found bolt; thence run North 00 Degrees 22 Minutes 29 Seconds West for a distance of 396.10 feet to a found 3/4 inch open-top pipe, said point being on said Westerly right-of-way line of U.S. Highway 31; thence run South 44 Degrees 54 Minutes 56 Seconds East along said Westerly right-of-way line for a distance of 706.45 feet to the POINT OF BEGINNING. Said parcel contains 170,728 square feet or 3.92 acres more or less.

*Note: Submitted for recording
to perfect title hereafter
conveyed.*



Real Estate Sales Validation Form

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

Grantor's Name Joe Lee Massey and Grantee's Name Mountainprice, Inc
Mailing Address Nickolas J. Massey Mailing Address 200 Galleria Parkway, SE
60 Memory Lane Ste 900
Alabaster, Alabama 35007 Atlanta, GA 30339

Property Address 60 Memory Lane Date of Sale 8.26.2020
Alabaster, Alabama 35007 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
☐ 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 9.9.2020

Print Mary-Kate Laird

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

