

THIS INSTRUMENT PREPARED BY:

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Balch & Bingham, LLP
1906 Sixth Avenue, Suite 1500
Birmingham, Alabama 35203

20210106000010070
01/06/2021 01:29:45 PM
QCDEED 1/3

Source of Title: Instrument Number 20201203000554230, See Note on Title below

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to **Stonebriar Phase 2 Property Owners Association, Inc.**, an Alabama non-profit corporation (hereinafter referred to as "Grantor"), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey unto **The City of Calera**, an Alabama municipal corporation (hereinafter referred to as "Grantee"), all of Grantor's right, title, interest, and claim (if any) in or to the real estate more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property") without warranty.

NOTE ON TITLE. The Property was dedicated to the Grantee pursuant to that certain plat recorded at Map Book 52, Page 15 in the Office of the Judge of Probate, Shelby County, Alabama. Without realizing that the Property had been dedicated to Grantee, Stonebriar Properties, LLC, an Alabama limited liability company ("Stonebriar"), attempted to grant the Property to Grantor pursuant to that certain Statutory Warranty Deed executed as of the 26th day of October, 2020 and recorded as instrument number 20201203000554230 on the 3rd day of December, 2020 (the "Prior Deed") in the Office of the Judge of Probate, Shelby County, Alabama. In order to clarify title and remove ambiguity introduced by the Prior Deed, Grantor hereby executes this Quit Claim Deed.

TO HAVE AND TO HOLD, the Property to Grantee, its successors and assigns.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Stonebriar Phase 2 Property Owners Association, Inc.	The City of Calera, Alabama
c/o Rausch Coleman Homes	7901 Highway 31
4058 N College Avenue, Suite 300	Calera, Alabama 35040
Fayetteville, AR 72703	

Property Address:	See Exhibit A
Date of Sale:	December 21, 2020
Purchase Price	\$10.00
The Aggregate Tax Assessed Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input checked="" type="checkbox"/> Corrective Instrument

The Grantor executes this Quit Claim Deed on January 6, 2021.

GRANTOR:

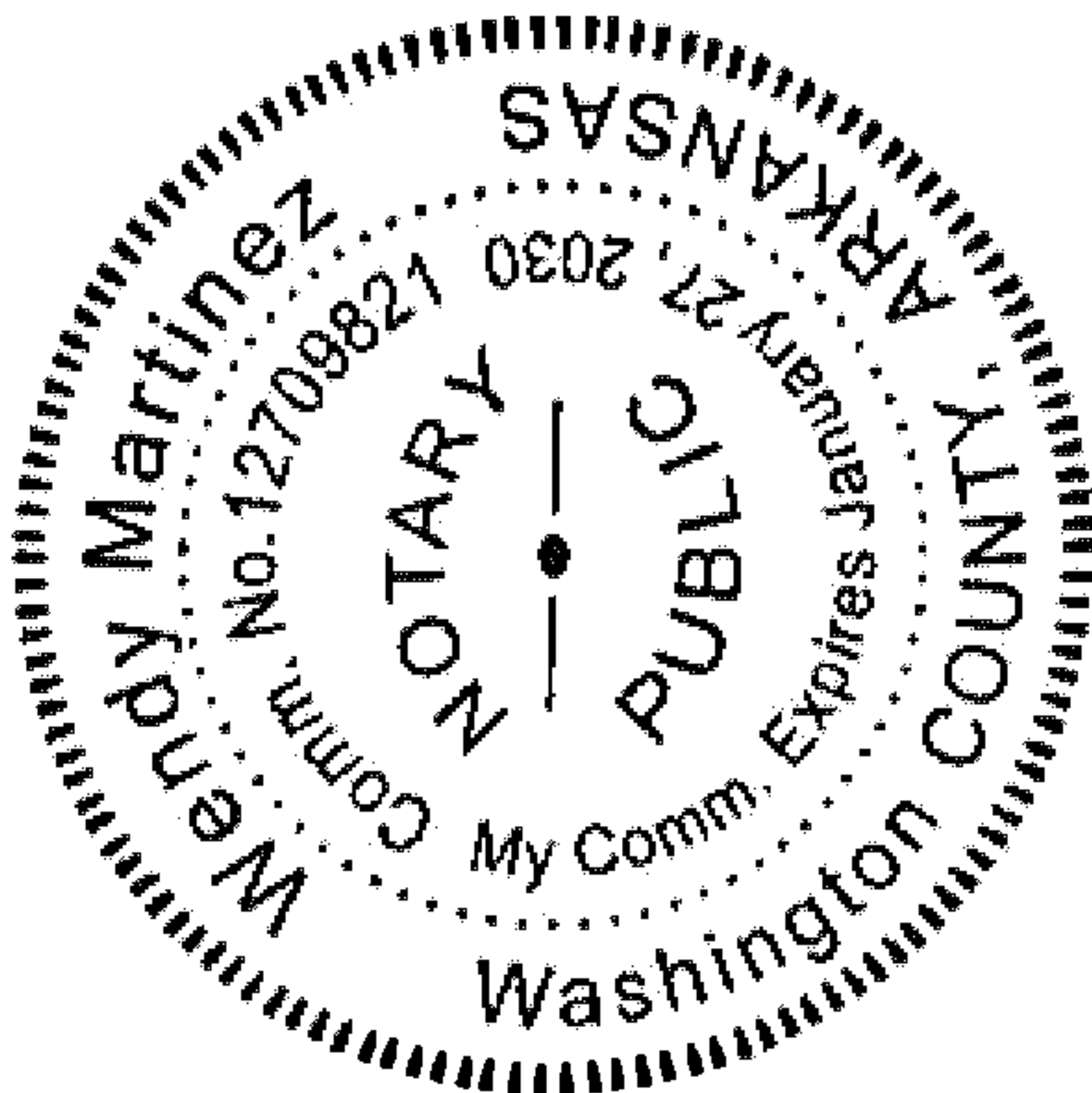
STONEBRIAR PHASE 2 PROPERTY OWNERS ASSOCIATION, INC.,
an Alabama non-profit corporation

By: [Signature]
Name: Maddie Duncan
Its: Board Member

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Maddie Duncan, whose name as Board Member of **STONEBRIAR PHASE 2 PROPERTY OWNERS ASSOCIATION, INC.**, an Alabama non-profit 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 or she, as such Board Member and with full authority, executed the same voluntarily for and as the act of said non-profit corporation.

Given under my hand this 6th day of January, 2021.



W. J. Martinez
NOTARY PUBLIC
My Commission Expires: 1-27-30

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EXHIBIT A

That certain real property located in Shelby County, Alabama consisting of the parcel identified as the "DETENTION AREA" and the parcel identified as "TREE CONSERVATION AREA" as shown on that certain subdivision to the City of Calera, Shelby County, Alabama, according to the plat recorded on September 17, 2019 in Map Book 52, at Page 15 in the land records of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2021 01:29:45 PM
\$29.00 JESSICA 3
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Allen S. Bayl