

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

hereby remises, *S&T's LLC* releases, quit claims, grants, sells and conveys to

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Tyler Wilson-Enders
Commence at the SW corner of Section 6, Township 22 South, Range 1 West; thence N 88 degrees 28' 33" E along the south line of the SW 1/4 of said Section 6 a distance of 570.57'; thence N 1 degrees 31' 27" W a distance of 684.08' to a point lying on the northerly ROW line of Shelby County Hwy #42 (80' ROW) and the POINT OF BEGINNING; thence N 36 degrees 50' 49" E a distance of 810.71'; thence S 53 degrees 09' 11" E a distance of 564.00' to the northwesterly ROW line of State Hwy #25 (80' ROW); thence S 36 degrees 50' 49" W along said ROW line a distance of 699.86'; thence S 82 degrees 03' 06" W a distance of 100.47' to a point lying on the northerly ROW line of aforesaid Shelby County Hwy #42; thence N 53 degrees 16' 10" W along said ROW line a said distance of 151.55' to the beginning of a curve to the left having a radius of 994.95, a central angle of 9 degrees 12' 15" and subtended by a chord which bears N 57 degrees 52' 18" W a chord distance of 159.66; thence along the arc of said curve and said ROW line a distance of 159.83' to the end of said curve; thence N 27 degrees 31' 35" E along a radial to aforesaid curve and along said ROW line a distance of 20.00' to the beginning of a curve to the left having a radius of 1014.95', a central angle of 10 degrees 26' 30" and subtended by a chord which bears N 67 degrees 41' 11" W a distance of 184.71'; thence along the arc of said curve and said ROW line a distance of 184.97' to the POINT OF BEGINNING.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 13th day of January, 2021.



20210115000025460 1/2 \$230.00
Shelby Cnty Judge of Probate, AL
01/15/2021 12:27:38 PM FILED/CERT

Patrice Ellis Morin (SEAL)

_____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Patrice Ellis Morin, whose name signed to the foregoing conveyance, and who 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 13th day of January, 2021.

Shelby County, AL 01/15/2021
State of Alabama
Deed Tax: \$205.00

Laurie J Edwards
Notary Public

My commission expires: 7-23-2022

Real Estate Sales Validation Form

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

Grantor's Name SET, LLC
Mailing Address 271. Harbor Dr
W/STANVILLE, AL 35186

Grantee's Name Tyler Enders
Mailing Address 4037 ORLEN DR
THOMASASSA, FL 34607

Property Address SW Corner of Hwy 42
and Hwy 25

Date of Sale 1/14/21
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 205,000

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 ASSESSMENT RECORD

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 1/15/21

Print Patrice Morin

Sign Patrice Morin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20210115000025460 2/2 \$230.00
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