

THIS INSTRUMENT WAS PREPARED BY:

Kevin A. Serra

1308 Deerhurst Ct., Birmingham, AL 35242

SEND TAX NOTICE TO:

Lulu MH LLC

1308 Deerhurst Ct., Birmingham,
AL 35242

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF SHELBY

DATE: February 21, 2021

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Kevin A. Serra, an unmarried man and President of Wyoming Lot and MH Rentals LLC, an Alabama company whose tax mailing address is 1308 Deerhurst Ct., Birmingham, AL 35242, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Lulu MH LLC, an Alabama company, whose tax mailing address is 1308 Deerhurst Ct., Birmingham, AL 35242, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

From the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama proceed South 0 degrees 25 minutes 15 seconds West along the East boundary of said quarter-quarter section for 673.39 feet to a point; thence North 87 degrees 37 minutes 23 seconds West 52.12 feet to a 5/8 inch Rebar Set by Billy R. Martin, AL Reg. No. 10559, said point being on the Westerly right-of-way boundary of Fleming Lane (40 foot R/W), said point also being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning proceed South 2 degrees 22 minutes 37 seconds West along the Westerly right of-way of said Fleming Lane for 208.75 feet to a 5/8 inch Rebar Set by Billy R. Martin, AL. Reg.

No. 10559; thence North 87 degrees 37 minutes 23 seconds West 208.75 feet to 5/8 inch Rebar Set by Billy R. Martin, AL. Reg. No. 10559; thence North 2 degrees 22 minutes 37 seconds East parallel to the Westerly boundary of said Fleming Road for 208.75 feet to a 5/8 inch Rebar Set by Billy R. Martin, AL. Reg. No. 10559; thence South 87 degrees 37 minutes 23 seconds East parallel to the South boundary of herein described parcel of land for 208.75 feet, back to the Point of Beginning. The above described parcel of land is located in the East one-half of the Southeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama.

Conveyed by the grantee to the grantor along with the above described property is One (1) used 2003 Belmont manufactured house bearing VIN RVOJAL0105035 A/B.

This conveyance is subject to a utility easement recorded in favor of the town of Vincent Water Board in instrument number 20151026000371590.

Commonly known as 407 Fleming Road, Vincent, AL 35178
Parcel ID 05 7 36 0 001 010.001

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Signature

Name

Wyoming Lot and MH Rentals LLC

Per: _____

Kevin A Serra

Grantor Acknowledgement

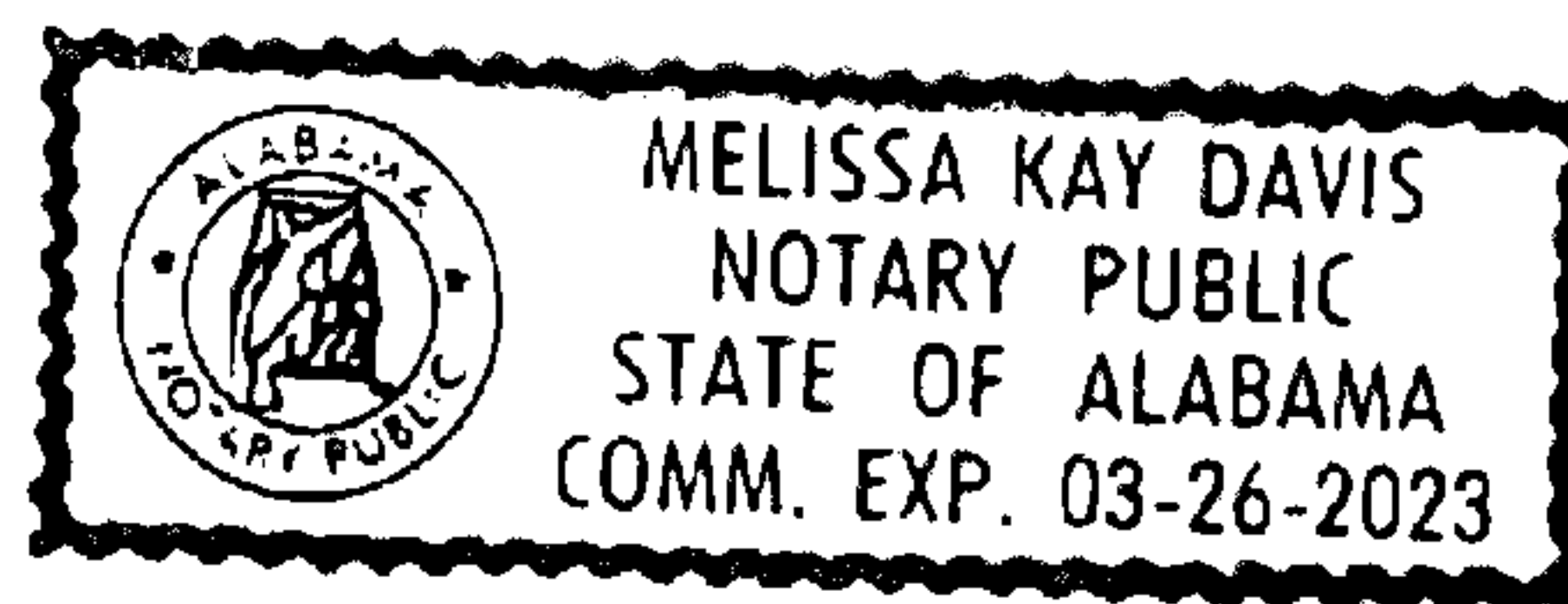
STATE OF ALABAMA

COUNTY OF Jefferson

I Melissa Kay Davis, a Notary Public in and for said County and State, hereby certify that Kevin A. Serra on behalf of and with the authority of Wyoming Lot and MH Rentals LLC, an Alabama company, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 21st day of February, 2021.

Melissa Kay Davis
Name: Melissa Kay Davis
Notary Public - State of Alabama
Jefferson County
My Commission Expires: 3-26-23
Acting in the County of Jefferson



Real Estate Sales Validation Form

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

Grantor's Name Wyoming Lot and MH Rentals
Mailing Address 1308 Deerpark Ct. LLC
Birmingham, AL 35242

Grantee's Name Lulu MH LLC
Mailing Address 1308 Deerpark Ct.
Birmingham, AL 35242

Property Address 407 Fleming Rd.
Vincent, AL 35788

Date of Sale 9-1-19
Total Purchase Price \$ _____

or
Actual Value \$ _____

Assessor's Market Value \$ 16,330.00

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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 2-21-21

Print Kevin A. Serra

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2021 03:47:10 PM
\$47.50 CHERRY
20210402000166590

Kevin A. Serra