

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Randy Visser and Kristina Visser, husband and wife, with an address of 4436 Galen Cove, Vestavia, Alabama 35242 (collectively, the "Grantors"), hereby remise, release, and quitclaim unto 5 Star LLC, an Alabama limited liability company, with an address of 4436 Galen Cove, Vestavia AL 35242 (the "Grantee"), all of Grantors' right, title, interest, and claim in or to the real property located in Shelby County, Alabama, described as follows (the "Property"):

See Attached Exhibit "A"

Parcel Identification Number 21 4 19 0 000 003.001

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Grantee and Grantee's successors and assigns, forever.

The Property is not the homestead of Grantors.

This conveyance is subject to the following:

1. Any liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee;
2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Taxes and assessments for the current year and all subsequent years, which Grantee agrees to pay; and
6. Zoning and other governmental regulations.

I certify this to be a true and correct copy Alex S. Boyd

Probate Judge
Shelby County

Date 4/6/2021

pages 6

Initial gmb

Page 1 of 5

Initials RV

Date 12/23/16

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantee. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantors, Randy Visser and Kristina Serra Visser, on 12/23, 2016.

20171003000360790 2/6 \$328.00
Shelby Cnty Judge of Probate, AL
10/03/2017 02:50:50 PM FILED/CERT

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantee. Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Signed by the Grantors, Randy Visser and Kristina Serra Visser, on 12/23, 2016.

20210419000193730 2/7 \$41.00
Shelby Cnty Judge of Probate, AL
04/19/2021 11:34:03 AM FILED/CERT

I certify this to be a true and correct copy Alex S. Boyd

Probate Judge
Date 4/6/2021 Shelby County

pages 6

Initial MB

DATED this 23rd day of December, 2016.


Randy Visser, Principal

Social Security Number: [REDACTED]
Residing at:
4436 Galen Cove
Vestavia, AL 35242

STATE OF Alabama }
COUNTY OF Jefferson } ss.

This is to certify that on this 23 day of December, 2016, before me, the undersigned Notary Public in and for the state of Alabama, duly commissioned and qualified, personally appeared Kristina Visser, to me known to be the person described in and who executed the within and foregoing Power of Attorney, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Signature

Print Name: Jessica D. Brewer

NOTARY PUBLIC in and for the
state of Alabama, residing at 3179 green valley Rd

My commission expires: My Commission Expires 1/7/2018



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I certify this to be a true and
correct copy Aeri S. Boyd

Probate Judge

Shelby County

Date 4/6/2021

pages 6

Initial CMB

DATED this 23 day of December, 2016.

Kristina Visser
Kristina Visser, Principal

Social Security Number: [REDACTED]
Residing at:
4436 Galen Cove
Vestavia, AL 35242

STATE OF Alabama }
COUNTY OF Jefferson } SS.


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This is to certify that on this 23 day of December, 2016, before me, the undersigned Notary Public in and for the state of Alabama, duly commissioned and qualified, personally appeared Kristina Visser, to me known to be the person described in and who executed the within and foregoing Power of Attorney, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Jessie D. Brewer
Notary Signature
Print Name: Jessica D. Brewer
NOTARY PUBLIC in and for the
state of Alabama, residing at 3179 green valley Rd

My commission expires: My Commission Expires 1/7/2018


20171003000360790 4/6 \$328.00
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pages 6
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EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 666.81 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 26; THENCE TURN AN ANGLE TO THE LEFT OF 62 DEGREES 52 MINUTES 01 SECONDS AND RUN NORTHWEST ALONG THE SOUTHWEST RIGHT OF WAY FOR 410.04 FEET; THENCE TURN AN ANGLE TO THE LEFT 80 DEGREES 53 MINUTES 44 SECONDS AND RUN SOUTHWEST FOR 1199.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE TURN AN ANGLE TO THE LEFT OF 132 DEGREES 15 MINUTES 42 SECONDS AND RUN EAST ALONG THE SOUTH LINE FOR 1079.68 FEET TO THE POINT OF BEGINNING.



20210419000193730 5/7 \$41.00
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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Randy Visher, Kristina Visher
4436 Galen Cove
Vestavia AL 35242

Grantee's Name
Mailing Address

5 Star LLC
4436 Galen Cove
Vestavia AL 35242

Property Address

5900 W 26
Columbiana AL 35051

Date of Sale

12-23-16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$297,950



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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

☐ 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 10-3-17

Print Randy Visher

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Date 4/6/2021 Probate Judge
Shelby County

pages 6

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