

20210311000120890
03/11/2021 08:47:57 AM
QCDEED 1/4

Above this line reserved for Official Use Only

QUITCLAIM DEED

THIS INDENTURE, made this _____, between
_____ 5 Star LLC, an Alabama Limited Liability Company _____, of
_____ 4436 Galen Cove, Vestavia, AL 35242 _____, as party
of parties of the first part, hereinafter called Grantor, and
_____ Kirkland Financial LLC _____, of
_____ 3000 Business Park Circle, Suite 500, Goodlettsville, TN 37070 _____, as party
or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to
include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of \$10.00 and other valuable
consideration in hand paid at and before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged, by these presents does hereby remise, convey and forever
QUITCLAIM unto the said Grantee, the attached described tract or parcel of land more fully and
completely described as follows:

Legal Description:

SEE ATTACHED EXHIBIT "A"




20210419000193760 1/8 \$44.00
Shelby Cnty Judge of Probate, AL
04/19/2021 11:34:06 AM FILED/CERT

Commonly Known as: _____ 6230 CR 26, Columbiana, AL 35051 _____

Source of Title: on _____ October 13, 2017 _____, in _____ # _____ 2017003000360790. _____

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written,




5 Star LLC
By: Randy Visser
Title: Manager

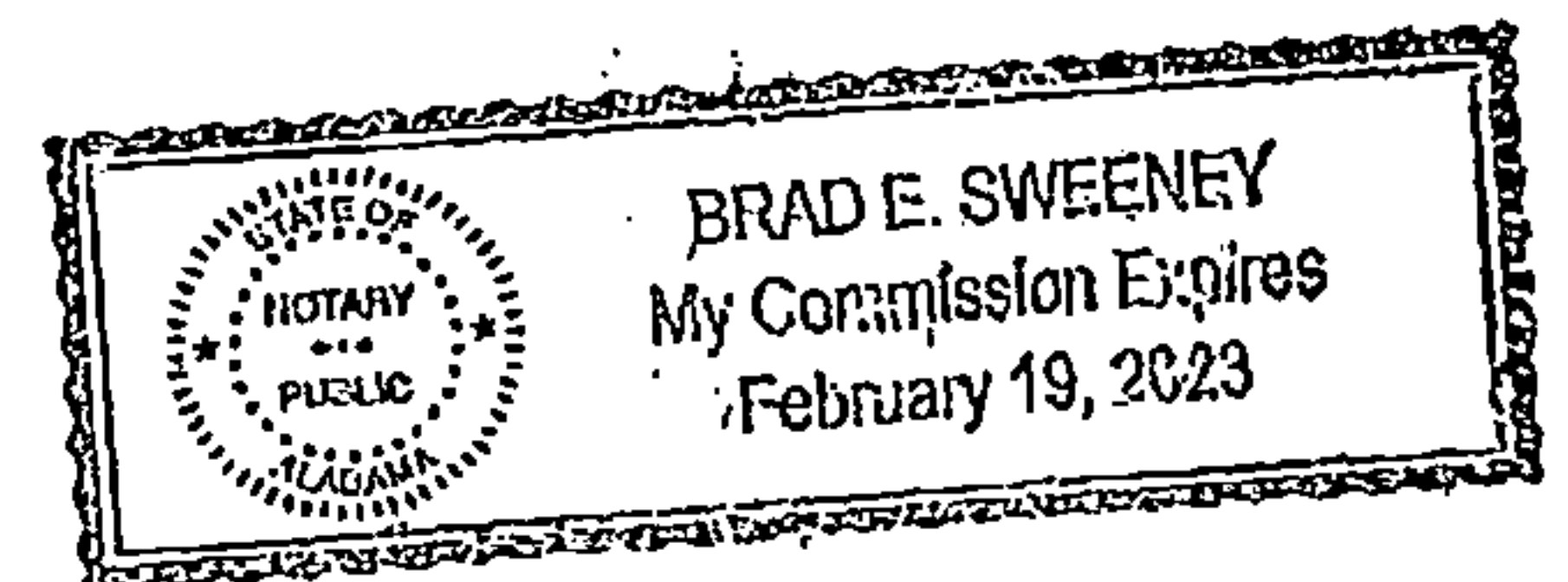
State of ALABAMA }
County of SHELBY }

On 03/08/2021, before me, BRAD E. SWEENEY, a
Notary Public, personally appeared RANDY VESSER, to me known,
who being duly sworn, did say that he is the MEMBER of
5 Star LLC, and that said Instrument was signed on behalf of
said corporation.


20210419000193760 2/8 \$44.00
Shelby Cnty Judge of Probate, AL
04/19/2021 11:34:06 AM FILED/CERT



BRAD E. SWEENEY, Notary Public
My Commission Expires: 02/19/2023



Instrument Prepared By
And After Recording Return to:
Floy Wilson 888-595-9536
Kirkland Group
PO Box 970
Goodlettsville, TN 37070

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.



20210419000193760 3/8 \$44.00
Shelby Cnty Judge of Probate, AL
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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 5 Star LLC
 Mailing Address 4436 Galen Cove
Vestavia, AL 35242

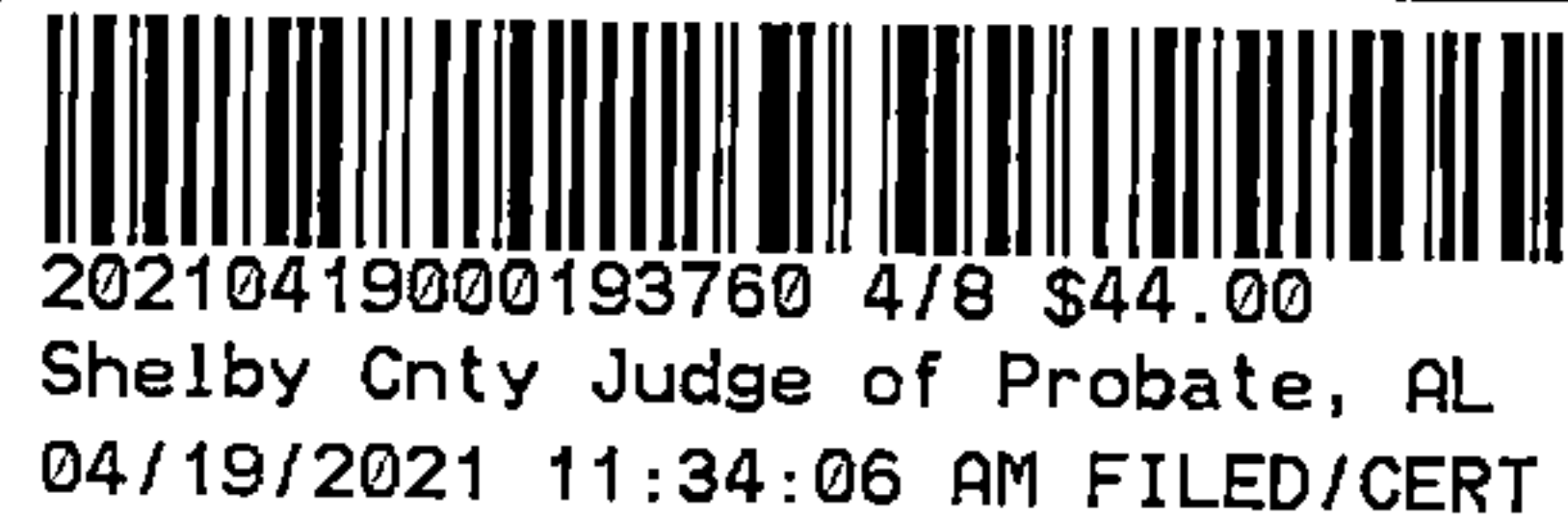
Grantee's Name Kirkland Financial LLC
 Mailing Address PO Box 970
Goodlettsville, TN 37070

Property Address 6230 CR 26
Columbiana, AL 35051

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 297,950.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 03/11/2021 08:47:57 AM
 5539.00 CHERRY
 20210311000120890

Ann S. Byrd

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).

Attorney _____

Print

Randy Vignier

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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20210419000193760 6/8 \$44.00
Shelby Cnty Judge of Probate, AL
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[Signature]

5 Star LLC

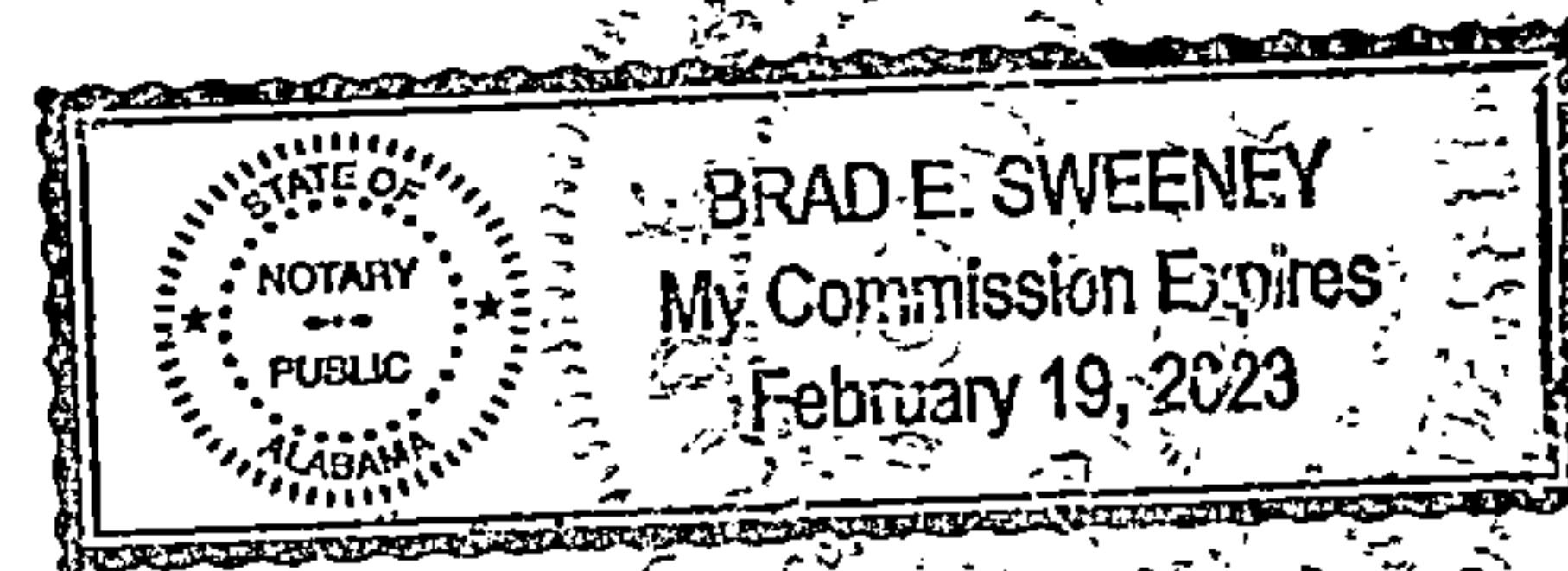
By: Randy Vesser

Title: Manager

State of ALABAMA)
County of SHELBY)

On 03/08/2021, before me, BRAD E. SWEENEY, a
Notary Public, personally appeared RANDY VESSER, to me known,
who being duly sworn, did say that he is the MEMBER of
5 Star LLC, and that said instrument was signed on behalf of
said corporation.

[Signature]
BRAD E. SWEENEY, Notary Public
My Commission Expires: 02/19/2023



Instrument Prepared By
And After Recording Return to:
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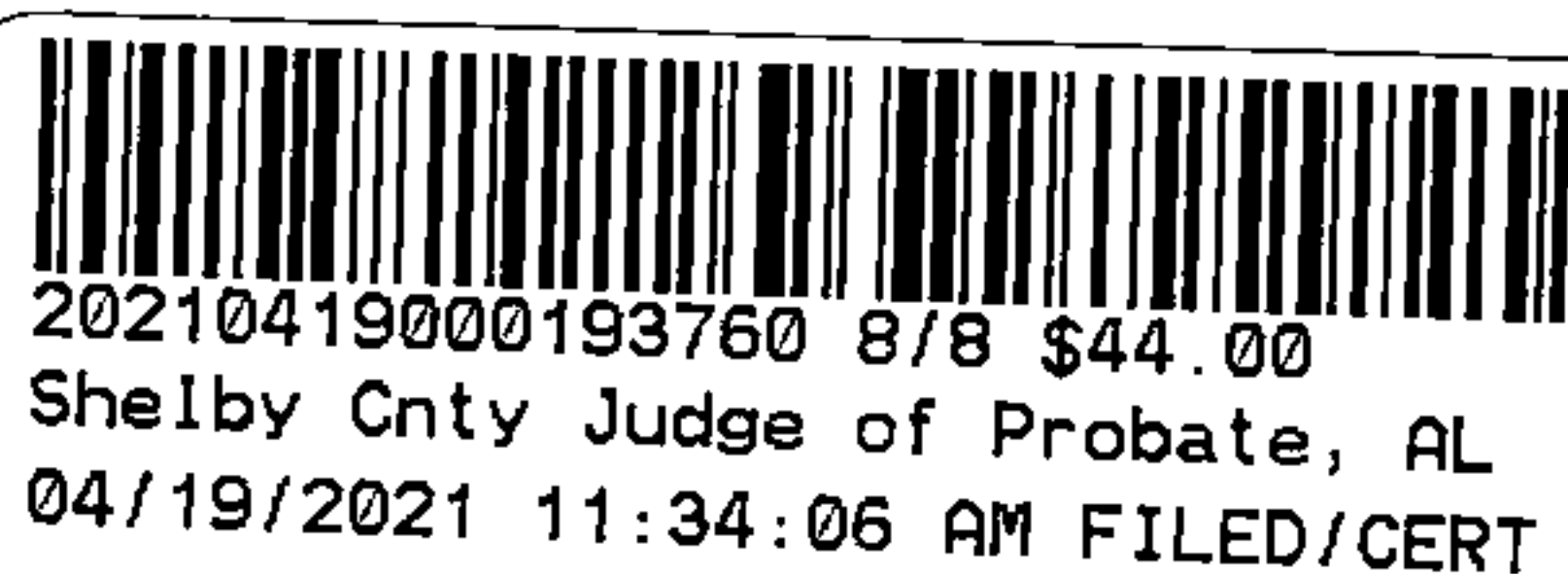
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Goodlettsville, TN 37070

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Date of Sale
Total Purchase Price \$

or
Actual Value \$

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Assessor's Market Value \$ 297,950.00

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Attorney

☐ Unattested

(verified by)

Print Randy Visher

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one