

Send tax notice to:

Douglas G. Roy  
Kathryn C. Roy  
3416 Conley Road  
Hoover, AL 35226

This instrument prepared by:


Steven M. Brom  
Bachus Brom & Taylor LLC  
3536 Independence Drive  
Birmingham, AL 35209

**TITLE NOT EXAMINED**

STATE OF ALABAMA )

SHELBY COUNTY )

QUIT CLAIM DEED

  
20210512000235490 1/4 \$186.00  
Shelby Cnty Judge of Probate, AL  
05/12/2021 11:25:04 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS THAT:**

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, DOUGLAS G. ROY and KATHRYN C. ROY, Husband and Wife, hereinafter referred to as "Grantors," do hereby remise, release, quitclaim, and convey unto DGR COMMERCIAL PROPERTIES, LLC, a limited liability company organized under the laws of the state of Alabama, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Part of the SW1/4 of the SE1/4 of Section I and part of the NW1/4 of the NE1/4 of Section 12, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NW1/4 of NE1/4 of Section 12, run in a Northerly direction along the West line of said NW1/4 of NE1/4 for a distance of 225.46 feet; thence turn an angle to the right of 95 degrees 41 minutes and run in a Southeasterly direction for a distance of 111.38 feet; thence turn an angle to the left of 85 degrees 40 minutes and run in a Northeasterly direction for a distance of 502.91 feet; thence turn an angle to the right of 18 degrees 46 minutes and run in a Northeasterly direction for a distance of 505.14 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 25.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction for a distance of 180.00 feet to a point of beginning of a curve to the right, said curve being concave in a Southeasterly direction and having a central angle of 75 degrees 23 minutes 46.5 seconds and a radius of 25.00 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 32.90 feet to a point of continuous curve being on the

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State of Alabama  
Deed Tax: \$155.00

Southerly right of way line of Chandalar Drive; said second curve being concave in a Southwesterly direction and having a radius of 388.65 feet and a central angle of 12 degrees 02 minutes; thence run in a Southeasterly direction along said South Right of way line for a distance of 81.62 feet thence turn an angle to the right (91 degrees 52 minutes 45 seconds from chord of last mentioned curve) and run in a Southwesterly direction for a distance of 186.33 feet; thence turn an angle to the right of 82 degrees 12 minutes 28 seconds and run in a Northwesterly direction for a distance of 125.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in the NW1/4 of the NE1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NW1/4 of the NE1/4 of said Section 12; thence North 00 degrees 25 minutes East along West line of said 1/4 -1/4 a distance of 225.46 feet; thence South 84 degrees 18 minutes 35 seconds East a distance of 111.38 feet; thence North 10 degrees 01 minutes 25 seconds East a distance of 502.91 feet; thence North 28 degrees 47 minutes 25 seconds East a distance of 505.14 feet; thence South 61 degrees 12 minutes 35 seconds East a distance of 25.0 feet to a point on the Easterly ROW line of Chandalar Place (50 foot ROW); said point being the point of beginning; thence North 28 degrees 47 minutes 25 seconds East along said RIGHT-OF-WAY line a distance of 107.83 feet; thence leaving said ROW line South 68 degrees 33 minutes 34 seconds East a distance of 111.13 feet; thence South 22 degrees 0 minutes 0 seconds West a distance of 91.39 feet; thence North 75 degrees 42 minutes 35 seconds West a distance of 125.0 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.



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3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

The property herein conveyed is not a part of the homestead of the Grantors as the terms "homestead" is defined and used in Alabama Code Sections 6-10-2, -3 (1975) as amended; and the conveyance is joined by both Husband and Wife.

WITNESS Grantors hands this the 20<sup>th</sup> day of April, 2021.


THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

  
Douglas G. Roy, Grantor

  
Kathryn C. Roy, Grantor


STATE OF ALABAMA )

COUNTY OF Jefferson )

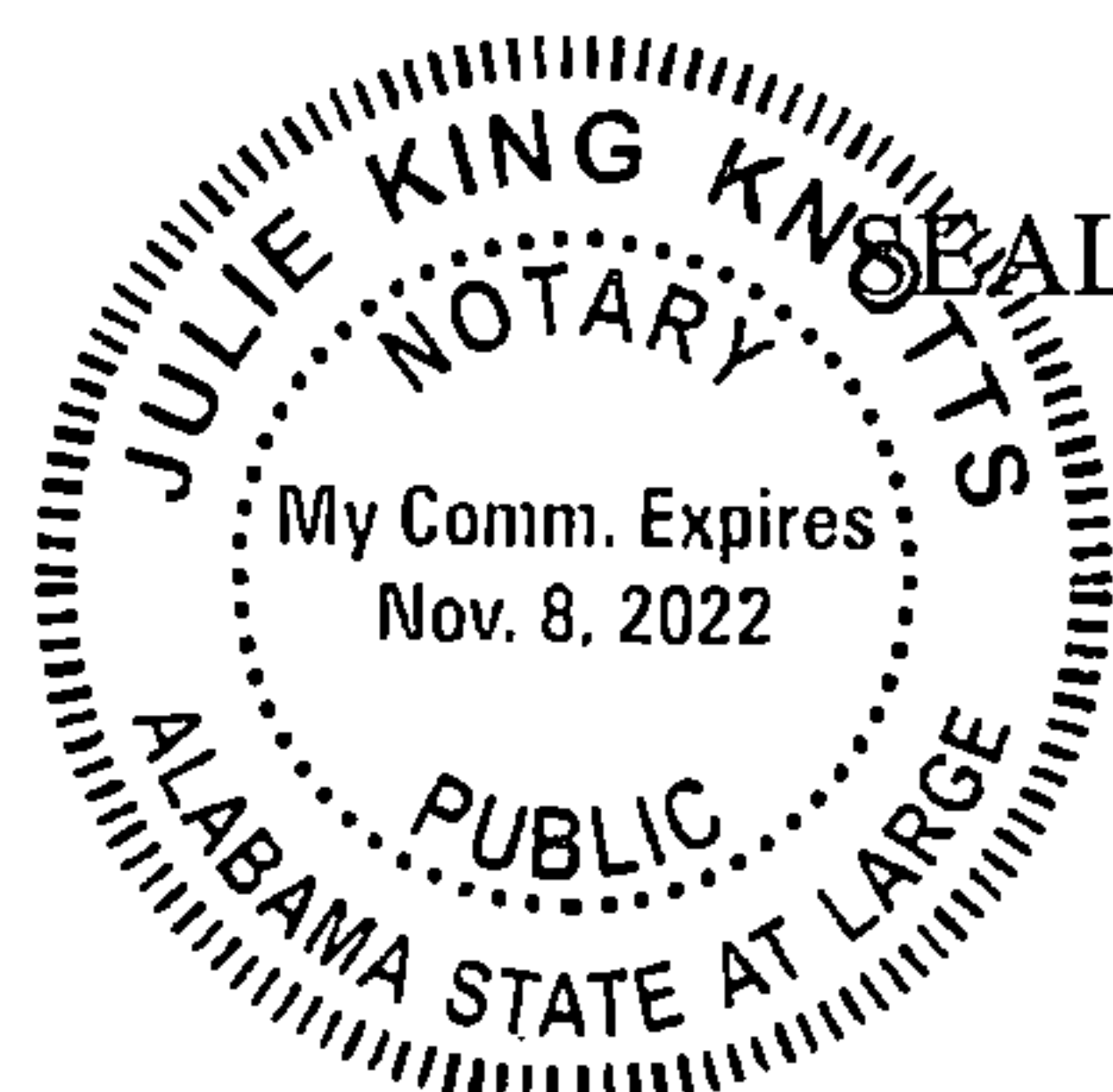
  
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I, Julie King Knotts, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas G. Roy and Kathryn C. Roy, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 20<sup>th</sup> day of April, 2021.

  
Notary Public

My Commission Expires: 11/08/2022



## Real Estate Sales Validation Form

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

Grantor's Name Douglas G. & Kathryn C. Roy  
Mailing Address 3416 Conley Road  
Hoover, AL 35226

Grantee's Name DGR Commercial Properties, LLC  
Mailing Address 3416 Conley Road  
Hoover, AL 35226

Property Address 160 Chandalae Pl  
Pelham, AL 35124

Date of Sale 04/14/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$154,640

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 Tax Assessor's Value

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 04/14/2021

Print Kathryn C. Roy

☐ Unattested

Sign Kathryn C. Roy  
(Grantor/Grantee/Owner/Agent) circle one

eForms

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Form RT-1