

**This instrument was prepared by:**

Jack J. Kubiszyn  
Christian & Small LLP  
505 N. 20<sup>th</sup> Street, Suite 1800  
Financial Center  
Birmingham, AL 35203

**Send Tax Notice to:**

HCR Cabinets & Countertops, LLC  
1975 McCain Parkway  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

--- NO TAX TO BE COLLECTED ---  
THIS QUITCLAIM DEED IS BEING  
RECORDED SIMULTANEOUSLY WITH A  
STATUTORY WARRANTY DEED ON  
WHICH DEED TAX IS BEING COLLECTED

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **COLLUM PROPERTIES, LLC**, an Alabama limited liability company ("**Grantor**"), in hand paid by **HCR CABINETS & COUNTERTOPS, LLC**, an Alabama limited liability company ("**Grantee**"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby remise, release, and quitclaim to Grantee, all right, title, interest, claim, or demand in or to that certain parcel of land situated in Shelby County, Alabama and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, having a street address of 1975 McCain Parkway, Pelham, AL (the "**Property**").

**TO HAVE AND TO HOLD** the Property unto the Grantee and the Grantee's successors and assigns, forever.

The consideration paid herein is evidenced by that certain Agreement for Purchase and Sale between Grantor and Grantee and is reflected in the Statutory Warranty Deed being recorded simultaneously herewith.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be effective as of the 14 day of July, 2021.

**GRANTOR:**

Collum Properties, LLC,  
an Alabama limited liability company

By: Oakworth Capital Bank,  
an Alabama banking corporation

Its: Manager

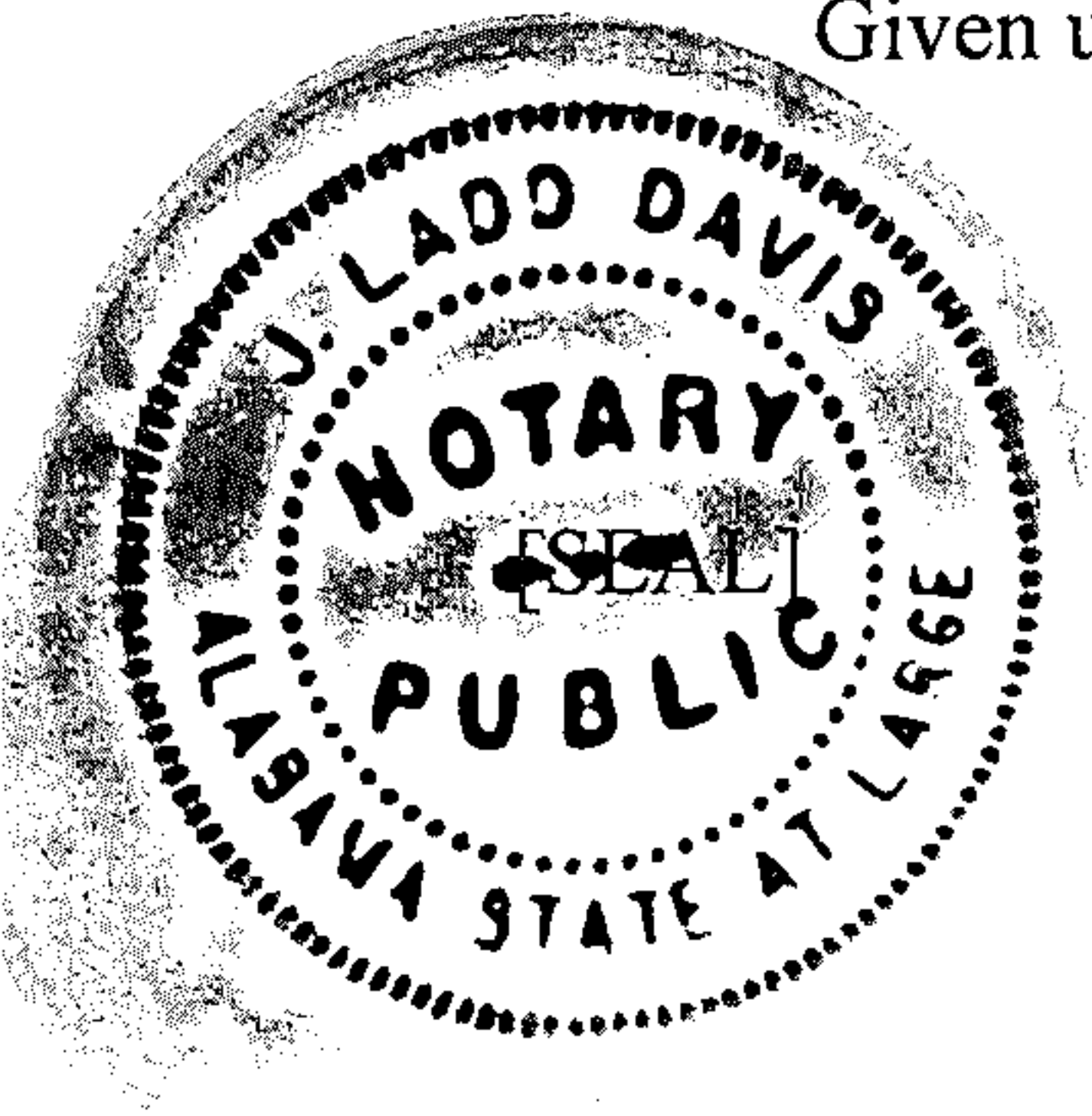
By: *Richard Littrell*  
Print Name: Richard Littrell  
Its: Associate Managing Director

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, J. Ladd Davis, a Notary Public in and for said County in said State, hereby certify that Richard Littrell whose name as Associate Managing Director of Oakworth Capital Bank, an Alabama banking corporation, in its capacity as Manager of Collum Properties, LLC an Alabama limited liability company is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Associate Managing Director and with full authority, executed the same voluntarily for and as the act of said Bank in its capacity as Manager of said limited liability company.

Given under my hand and seal, this 12<sup>th</sup> day of July, 2021.



*J. Ladd Davis*  
NOTARY PUBLIC

My Commission Expires: 11/1/2021

**EXHIBIT A  
LEGAL DESCRIPTION**

A parcel of land in the East Half of the East Half of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 25; thence run South 00 degrees 10 minutes 19 seconds East for a distance of 1309.75 feet to the POINT OF BEGINNING; thence South 00 degrees 07 minutes 08 seconds East for a distance of 371.68 feet to the Northern right of way of Pardue Road; thence along said right of way North 89 degrees 56 minutes 55 seconds West for a distance of 378.58 feet to the intersection of Pardue Road right of way and McCain Parkway right of way, said point being on a curve to the right with a radius of 241.07 feet, and having a chord bearing of North 27 degrees 55 minutes 57 seconds West, with a chord length of 235.93 feet; thence leaving Pardue right of way, along McCain Parkway right of way, along said curve an arc distance of 246.53 feet; thence continue along said right of way North 01 degrees 21 minutes 50 seconds East for a distance of 161.49 feet; thence leaving said right of way North 89 degrees 49 minutes 39 seconds East for a distance of 484.49 feet to the POINT OF BEGINNING of the parcel herein described.



**Real Estate Sales Validation Form**

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

|                   |  |                  |   |
|-------------------|--|------------------|---|
| Grantor's Name:   | Collum Properties, LLC                           | Grantee's Name:  | HCR Cabinets & Countertops, LLC   |
| Mailing Address:  | 850 Shades Crest Parkway<br>Birmingham, AL 35209 | Mailing Address: | 398 Knightsbridge<br>Alabaster, AL 35007  |
| Property Address: | 1975 McCain Parkway<br>Pelham, Alabama 35214     | Date of Sale:    | July <u>14</u> , 2021   |
|                   |  |                  | Total Purchase Price: \$0.00<br>or<br>Actual Value: _____<br>or<br>Assessor's Market Value: _____ |

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):

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other: Tax Assessor Market Value   |
| <input type="checkbox"/> Closing Statement | *No tax owed on value of \$1,589,000.00 as Statutory Deed being recorded simultaneously upon which Deed Tax is being collected |

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: July 14, 2021

**SIGNATURE APPEARS ON THE FOLLOWING PAGE**

Unattested

GRANTEE:

HCR Cabinets & Countertops, LLC

By: *Alvin PA*

Its: *Manager*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/15/2021 08:47:18 AM  
\$35.00 CHERRY  
20210715000343640

*Alvin S. Boyd*