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09/21/2021 01:50:38 PM  
DEEDS 1/4

Document Prepared By:  
Shannon R. Crull, PC  
3009 Firefighter Lane  
Birmingham, AL 35209

### QUITCLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

}  
}

Know All Men by These Presents:

① 14211809  
That for and in consideration of the sum of **Ten Dollars and No/100 (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **Greg Wolf**, a married person transferring interest in property which does not constitute his homestead, nor that of his spouse, if any (herein referred to as Grantor) hereby remise, release, quitclaim, grant, sell, and convey unto **M & M Partnership, L.L.P.** (herein referred to as Grantee) all of my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

**See Exhibit "A" for the legal description of the subject property.**

Shelby County Tax Parcel Identification Number: 13 5 15 2 001 008.000.

The consideration is not actual as no consideration was exchanged. For purposes of calculating the deed tax only, the current published value of the property according to the Shelby County Tax Assessor is \$47,650.00 for the 2021 tax year.


A mailing address for the Grantor is 5528 Northridge Circle, Hoover, AL 35244.

A mailing address for the Grantee is 3437 Altadena Dr. Vestavia, AL 35243.

This instrument was prepared using information provided by the parties and without the benefit of a title review, survey, or verification of the legal description.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal, this 17<sup>th</sup> day of September, 2021.

  
Greg Wolf (Seal)

*General Notary Acknowledgment*

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Greg Wolf** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of September, 2021.

Notary Seal



A large, stylized handwritten signature in black ink, likely belonging to the Notary Public, Shannon Crull.

Notary Public

My Commission Expires: 4/2/24

Exhibit "A"

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53'; thence S75° 11'23"E, a distance of 248.00'; thence N40° 57'17"E, a distance of 119.91'; thence N23°00'00"E, a distance of 25.42'; thence N39°46'03 "E, a distance of 171.23' to the POINT OF BEGINNING; thence N23°39'26"E, a distance of 67.47'; thence S74° 18'00"E, a distance of 221.31' to a point on the Northwesternly R.O.W. line of Helena Road and the beginning of a non-tangent curve to the right, having a radius of 1558.70, a central angle of 06°47'20", and subtended by a chord which bears S40°59'51 "W, and a chord distance of 184.58'; thence along the arc of said curve and said R.O.W. line, a distance of 184.69'; thence S44°23'31"W and along said R.O.W. line, a distance of 85.51'; thence N02°11'34"W and leaving said R.O.W. line, a distance of 136.22'; thence N40° 52'4 7"W, a distance of 82.51' to the POINT OF BEGINNING.

Parcel 13-5-15-2-001-008.000 Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Greg Wolf	Grantee's Name	M & M Partnership, L.L.P. First American Exchange Company LLC
Mailing Address	<u>5528 Northridge Circle</u> <u>Hoover, AL 35241</u>	Mailing Address	<u>3637 Attadena Dr.</u> <u>Vestavia, AL 35243</u>
Property Address		Date of Sale	September 17th, 2021
Tax ID	<u>13-5-15-2-001-008.000</u>	Total Purchase Price	\$ <u>47,650.00</u>
	<u>0 Helena Rd.</u>	Actual Value	or \$
	<u>Helena AL 35080</u>	Assessor's Market Value	or \$

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 type="checkbox"/> Other
<input type="checkbox"/> 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 9-17-2021

Print Shannon Cull

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/21/2021 01:50:38 PM  
\$79.00 JOANN  
20210921000460440

Allen S. Bayl