

Send Tax Notice To: Western REI, LLC
3360 Davey Allison Blvd
Bessemer, AL 35023

*This deed is given to clarify and establish the surveyed legal description in that certain deed from The Commercial Development Authority of the City of Alabaster as Grantor and Western REI, LLC as Grantee recorded as **Instrument Number 20210419000194070** in the Probate Court of Shelby County, Alabama on April 19, 2021.*

This deed is prepared without benefit of title review from a legal description provided by the Grantor or Grantee herein. No warranty of title is given or received.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the **Commercial Development Authority of the City of Alabaster, Alabama**, (herein referred to as Grantor), hereby remises, releases, and quit claims to **Western REI, LLC** (hereinafter called Grantee), all of Grantor’s right, title, interest and claim, if any, in or to the following described real estate, situated in Shelby County, Alabama, to wit:

PARCEL 2
BEGIN at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°17'25"W for a distance of 217.82'; thence N00°20'59"W for a distance of 27.88'; thence N80°02'13"W for a distance of 101.15'; thence N79°45'27"W for a distance of 131.13'; thence S13°28'54"W for a distance of 136.59' to the Northerly R.O.W. line of Old Highway 31; thence N77°23'50"W and along said R.O.W. line for a distance of 65.89' to the Southeasterly R.O.W. line of Fulton Springs Road; thence leaving said Old Highway 31 and along said Fulton Springs Road R.O.W. line, N33°43'27"W for a distance of 60.05' to a curve to the right, having a radius of 450.00', and subtended by a chord bearing of N28°08'31"E, and a chord distance of 261.73'; thence along the arc of said curve and along said R.O.W. line for a distance of 265.57'; thence N45°02'56"E and along said R.O.W. line for a distance of 305.56'; thence N89°59'49"E and along said R.O.W. line for a distance of 84.93' to the Southwesterly R.O.W. line of U.S. Highway 31; thence S44°52'31"E and along said R.O.W. line for a distance of 211.20'; thence S00°28'19"E and leaving said R.O.W. line for a distance of 299.90' to the POINT OF BEGINNING.

Said Parcel containing 4.10 acres, more or less.

PARCEL 3
Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N89°17'25"W for a distance of 217.82'; thence N00°20'59"W for a distance of 27.88'; thence N80°02'13"W for a distance of 101.15' to the POINT OF BEGINNING; thence N79°45'27"W for a distance of 131.13'; thence S13°28'54"W for a distance of 136.59' to the Northerly R.O.W. line of Old Highway 31; thence S83°00'26"E and along said R.O.W. line for a distance of 140.22'; thence N09°43'51"E and leaving said R.O.W. line for a distance of 128.42' to the POINT OF BEGINNING.

Said Parcel containing 0.41 acres, more or less.

PARCEL 4
Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N89°17'25"W for a distance of 217.82' to the POINT OF BEGINNING; thence N00°20'59"W for a distance of 27.88'; thence N80°02'13"W for a distance of 101.15'; thence S09°43'51"W for a distance of 128.42' to

the Northerly R.O.W. line of Old Highway 31; thence S83°00'26"E and along said R.O.W. line for a distance of 123.00'; thence N00°20'59"W and leaving said R.O.W. line for a distance of 96.18' to the POINT OF BEGINNING.

Said Parcel containing 0.32 acres, more or less.

NOTE: This Parcels shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

This conveyance is made subject to:

1. Taxes not yet due and payable.
2. Mineral Rights if not owned by the Grantor.
3. Mortgages, liens and encumbrances of record.
4. Any title defects, encroachments or encumbrances recorded in the Probate Court of Shelby County, Alabama or observable on the property.

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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal by its duly authorized officer, this the 30TH day of SEPTEMBER 2021.

THE COMMERCIAL DEVELOPMENT AUTHORITY OF
THE CITY OF ALABASTER

By: 
DENNIS TORREALBA, CHAIRMAN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Dennis Torealba whose name as Chairman of the Commercial Development Authority of the City of Alabaster is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date voluntarily and as the Act of the Authority.

Given under my hand and official seal this 30 day of SEPTEMBER 2021.

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025


NOTARY PUBLIC
MY COMMISSION EXPIRES 1/6/25

This deed prepared by

Jeffrey W. Brumlow, Esq.
137 Main Street, Ste 202
Trussville, AL 35073
(205) 661-3643

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

Grantor's Name Commercial Development Auth
 Mailing Address of the City of Alabaster
1953 Municipal Way
Alabaster, AL 35007

Grantee's Name Western REI, LLC
 Mailing Address 3360 Davey Alison Blvd
Bessemer, AL 35023

Property Address N/A

Date of Sale 09/30/2021

Total Purchase Price \$ 10.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ N?A

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/05/2021 08:41:22 AM
 \$29.00 JOANN
 20211005000484190

Allen S. Bayl

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 To Clean up Legal Description from Previous Deed

☐ 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 9/30/3031

Print Jeffrey W. Brumlow, Esq.

Unattested

Sign /s/ Jeffrey W. Brumlow

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1