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QCDEED 1/6

This instrument was prepared by:
James L. Sanders, III
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203
Telephone: (205) 254-1000

After Recording Return To:
Keystone Alabaster Property, LLC
c/o Keystone Industrial Properties, LLC
3940 Montclair Road, Suite 302
Birmingham, Alabama 35213
Attention: David D. Blount, Jr.

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 17th day of December, 2021 by and between **FIRST STATE TRUST COMPANY**, as Trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust, **FIRST STATE TRUST COMPANY**, as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust, and **FIRST STATE TRUST COMPANY**, as Trustee of The Malvina M. Whatley 2012 GST Exempt Trust (collectively, "Grantor") to **KEYSTONE ALABASTER PROPERTY, LLC**, an Alabama limited liability company ("Grantee").

WITNESSETH:

For and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has, or may have had, in and to that tract or parcel of land lying and being in Shelby County, Alabama and being more particularly described on Exhibit A attached hereto and hereby made a part hereof (the "Property").

To have and to hold the Property, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to Grantee, so said 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 tract or parcel of land or any improvements thereon, if any, or any of the rights, members and appurtenances thereof.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Addresses:	Grantee's Name and Mailing Address:
First State Trust Company, as Trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust	Keystone Alabama Property, LLC
1 Righter Parkway, Suite 120	c/o Keystone Industrial Properties
Wilmington, DE 19803	3940 Montclair Road, Suite 302
	Birmingham, Alabama 35213
	Attention: David D. Blount, Jr.
First State Trust Company, as Trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust	
1 Righter Parkway, Suite 120	
Wilmington, DE 19803	
First State Trust Company, as Trustee of The Malvina M. Whatley 2012 GST Exempt Trust	
1 Righter Parkway, Suite 120	
Wilmington, DE 19803	
Property Address:	2055 County Road 87
	Alabaster, Alabama 35007
Date of Sale:	December 17, 2021
Total Purchase Price:	\$375,000.00
	NOTE: No deed tax is due on this conveyance. This Quitclaim deed is being recorded only to convey the surveyed legal description; deed tax is to be collected on the statutory warranty deed conveying the record legal description, which is being recorded simultaneously herewith.
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/>

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officers on the date above written.

GRANTOR:

FIRST STATE TRUST COMPANY, as Trustee of
The Guy K. Mitchell, III, 2012 GST Exempt Trust

By: Wendy Swift
Wendy Swift, Vice President

STATE OF DELAWARE)

COUNTY OF NEWCASTLE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wendy Swift, whose name as vice president of First State Trust Company, as trustee of The Guy K. Mitchell, III, 2012 GST Exempt Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16TH day of December, 2021.

Nicholas M. Colagreco
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
My Commission Expires 9/4/2022

GRANTOR:

FIRST STATE TRUST COMPANY, as Trustee of
The Dorothy L. Mitchell, 2012 GST Exempt Trust

By: Wendy Swift
Wendy Swift Vice President

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wendy Swift, whose name as vice president of First State Trust Company, as trustee of The Dorothy L. Mitchell, 2012 GST Exempt Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16TH day of December, 2021.

Nicholas M. Colagreco
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
My Commission Expires 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
My Commission Expires 9/4/2022

GRANTOR:

FIRST STATE TRUST COMPANY, as Trustee of
The Malvina M. Whatley 2012 GST Exempt Trust

By: Wendy Swift
Wendy Swift, Vice President

STATE OF DELAWARE)
COUNTY OF NEW CASTLE)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wendy Swift, whose name as vice president of First State Trust Company, as trustee of The Malvina M. Whatley 2012 GST Exempt Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16TH day of December, 2021.

Nicholas M. Colagreco
Notary Public

[NOTARIAL SEAL]

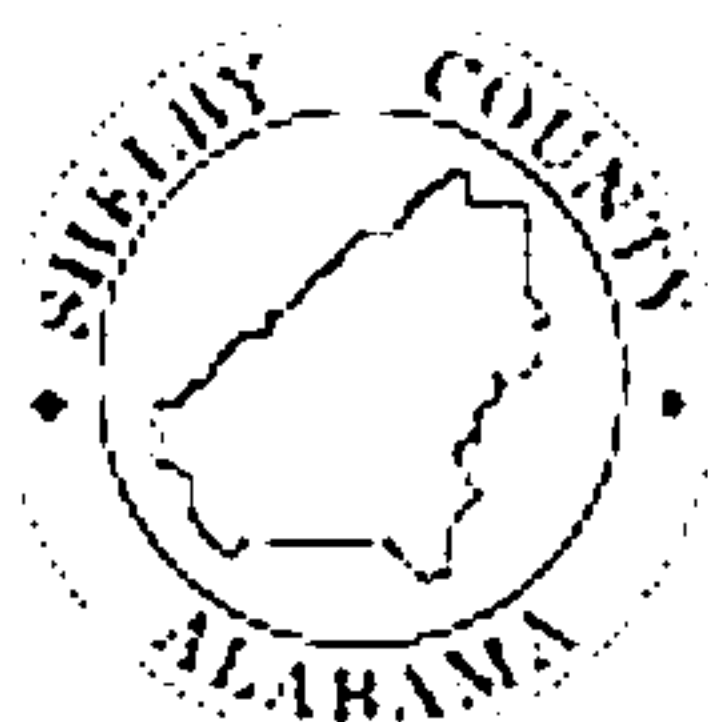
My commission expires: 9/4/2022

NICHOLAS MICHAEL COLAGRECO
Notary Public, State of Delaware
My Commission Expires 9/4/2022

EXHIBIT A TO QUITCLAIM DEED

A parcel of land in the SE 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the SE corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence run N 01°21'10" E along the East line of said Section 19 a distance of 2834.30 feet to a point on the North line of property conveyed to Asplundh Tree Expert Company by deed recorded in Real 207, page 292, in the Probate Office of Shelby County, Alabama; thence turn 89°48'08" left and run N 88°26'58" W along the North line of property owned by Asplundh Tree Expert Company 110.01 feet to a found 3/4" rebar on the West margin of Shelby County Highway No. 87 and the Point of Beginning of the property being described; thence continue along last described course a distance of 212.39 feet to a found 5/8" rebar; thence turn 89°46'03" right and run N 01°31'24" E a distance of 212.28 feet to a found hexhead bolt with a flag in an existing asphalt road or drive; thence turn 90°04'59" right and run S 88°23'37" E along said road or drive a distance of 209.25 feet to a set PK nail on the same said Westerly margin of same said Highway 87; thence turn 89°04'10" right and run S 00°40'32" W along said margin of said Highway a distance of 212.10 feet to the Point of Beginning; being situated in Shelby County, Alabama. Said parcel contains 44,730 square feet or 1.03 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2021 03:51:44 PM
\$41.00 CHERRY
20211217000598640

Allen S. Bayl