

*This instrument prepared without
title examination by:*

Jennifer J. Scruggs Jones
STANLEY & ASSOCIATES, LLC
201 20th Street South,
Irondale, AL 35210

Send Tax Notice To:
WINNER CIRCLE, LLC
201 20th Street South,
Irondale, AL 35210

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Thousand Dollars and NO/100 (\$2,000.00) and other good and valuable consideration in hand paid to the undersigned, PILOT DEVELOPMENT, LLC, an Alabama Limited Liability Company, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged. Grantor hereby quit claims, sells, releases, and conveys to WINNER CIRCLE, LLC, an Alabama Limited Liability Company, (hereinafter called Grantee), all of its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SHELBY COUNTY PARCELS

MAP BOOK: 37 PAGE: 004

- 1) Parcel #583501110004002000.000:
Lot 101, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 2) 583501110004003000.000: 109 TRIFECTA DRIVE CALERA AL 35040
Lot 102, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 3) 583501110004004000.000:
Lot 103, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 4) 583501110004005000.000:
Lot 104, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 5) 583501110004006000.000:
Lot 105, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 6) 583501110004007000.000:
Lot 106, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 7) 583501110004008000.000:
Lot 107, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 8) 583501110004009000.000: 133 WINNERS CIR CALERA AL 35040
Lot 108, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

- 9) 583501110004010000.000: 137 WINNERS CIR CALERA AL 35040
Lot 109, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 10) 583501110004011000.000:
Lot 110, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 11) 583501110004012000.000: 145 WINNERS CIR CALERA AL 35040
Lot 111, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 12) 583501110004020000.000: 143 WINNERS CIR CALERA AL 35040
Lot 119, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 13) 583501110004021000.000: 147 WINNERS CIR CALERA AL 35040
Lot 120, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 14) 583501110004022000.000: 151 WINNERS CIR CALERA AL 35040
Lot 121, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 15) 583501110004023000.000: 155 WINNERS CIR CALERA AL 35040
Lot 122, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 16) 583501110004024000.000: 159 WINNERS CIR CALERA AL 35040
Lot 123, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 17) 583501110004025000.000: 163 WINNERS CIR CALERA AL 35040
Lot 124, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 18) 583501110004026000.000: 169 WINNERS CIR CALERA AL 35040
Lot 125, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 19) 583501110004027000.000: 173 WINNERS CIR CALERA AL 35040
Lot 126, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 20) 583501110004028000.000: 177 WINNERS CIR CALERA AL 35040
Lot 127, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 21) 583501110004029000.000: 181 WINNERS CIR CALERA AL 35040
Lot 128, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

- 22) 583501110004030000.000: 185 WINNERS CIR CALERA AL 35040
Lot 129, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 23) 583501110004031000.000: 189 WINNERS CIR CALERA AL 35040
Lot 130, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 24) 583501110004032000.000: 193 WINNERS CIR CALERA AL 35040
Lot 131, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 25) 583501110004033000.000:
Lot 132, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 26) 583501110004034000.000: 201 WINNERS CIR CALERA AL 35040
Lot 133, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 27) 583501110004035000.000:
Lot 134, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 28) 583501110004036000.000:
Lot 135, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 29) 583501110004037000.000: 202 WINNERS CIR CALERA AL 35040
Lot 136, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 30) 583501110004038000.000: 198 WINNERS CIR CALERA AL 35040
Lot 137, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 31) 583501110004039000.000:
Lot 138, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 32) 583501110004040000.000:
Lot 139, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 33) 583501110004041000.000: 186 WINNERS CIR CALERA AL 35040
Lot 140, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.
- 34) 583501110004042000.000: 168 WINNERS CIR CALERA AL 35040
Lot 141, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

35) 583501110004043000.000: 164 WINNERS CIR CALERA AL 35040

Lot 142, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

36) 583501110004044000.000: 160 WINNERS CIR CALERA AL 35040

Lot 143, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

37) 583501110004045000.000: 156 WINNERS CIR CALERA AL 35040

Lot 144, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

38) 583501110004046000.000: 152 WINNERS CIR CALERA AL 35040

Lot 145, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

39) 583501110004047000.000: 148 WINNERS CIR CALERA AL 35040

Lot 146, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

40) 583501110004048000.000: 144 WINNERS CIR CALERA AL 35040

Lot 147, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

This deed conveys any and all interests of Grantor in such Property and is delivered without representation regarding the condition of the property or the title thereto, to have and to hold to said grantee forever.

Given under my hand and seal, this 5th day of April 2022.

GRANTOR:

PILOT DEVELOPMENT, LLC

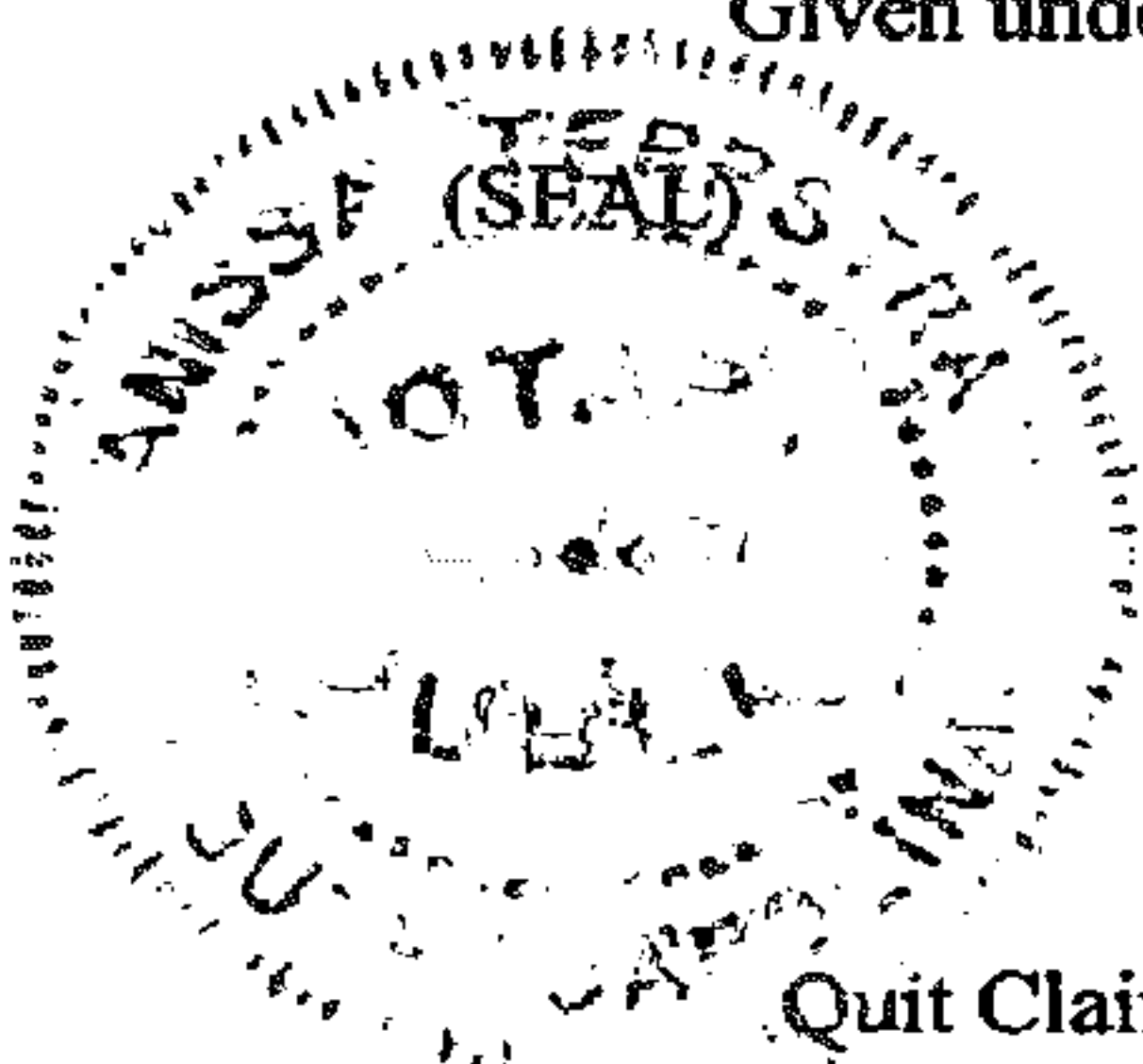
By: James L. Duepree, Its Member

James L. Duepree MGR

STATE OF South Carolina
COUNTY OF Richland

I, Anissa Terpstra, a Notary Public in and for said County, in said State, hereby certify that JAMES L. DUEPREE, whose name is signed to the foregoing conveyance as Member of PILOT DEVELOPMENT, LLC, and who is personally known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily, and with full authority, on this day the same bears date.

Given under my hand and seal this 5th day of April, 2022.



Anissa Terpstra
Notary Public
My commission expires: 03-15-2031

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

Grantor's Name Pilot Development, LLC
 Mailing Address 919 Battenkill Ct
Lexington SC 29072

Grantee's Name Winner Circle, LLC
 Mailing Address 201 20th Street South
Irondale, AL 35210

Property Address 109 Trifecta Drive, Calera, AL 35040
Multiple other addresses & parcel numbers

Date of Sale April 5, 2022
 Total Purchase Price \$2,000.00

Or
 Actual Value \$
 Or
 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)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____

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 5.11.22

Print

Savanna Grissom

☐ Unattested

(verified by)

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
 05/11/2022 01:13:15 PM
 \$36.00 JOANN
 20220511000193370

Form RT-1

Alex S. Bayl