

20220616000242500 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/16/2022 12:28:25 PM FILED/CERT

PROPERTY ADDRESS:

PARCEL #s:

36 1 02 0 001 071.000

36 1 02 0 001 071.001

LOCATION: 5606 Hwy 25
Montevallo, AL 35115

SEND TAX NOTICE TO:
University Community LLC
PO Box 52735
Knoxville, Tn 37950

This instrument prepared by:
Aaron B. Thomas
Watkins & Eager, PLLC
1904 1st Ave N, Suite 300
Birmingham, Alabama 35203

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration Ten Dollars and 00/100 (\$10.00) and other valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Bella Properties, LLC**, whose mailing address is 2130 Cameron Circle, Birmingham, AL 35242 ("Grantor"), does hereby grant, bargain, sell and convey unto **University Community LLC**, whose mailing address is PO Box 52735, Knoxville, TN 37950 (hereinafter referred to as "Grantee") all that certain real property, located and situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

THIS QUITCLAIM DEED IS GIVEN FOR THE SOLE PURPOSE OF CLEARING TITLE RELEASING AND REMISING THE "AS SURVEYED" LEGAL DESCRIPTION ATTACHED.

Property Value: \$2,500,000.00



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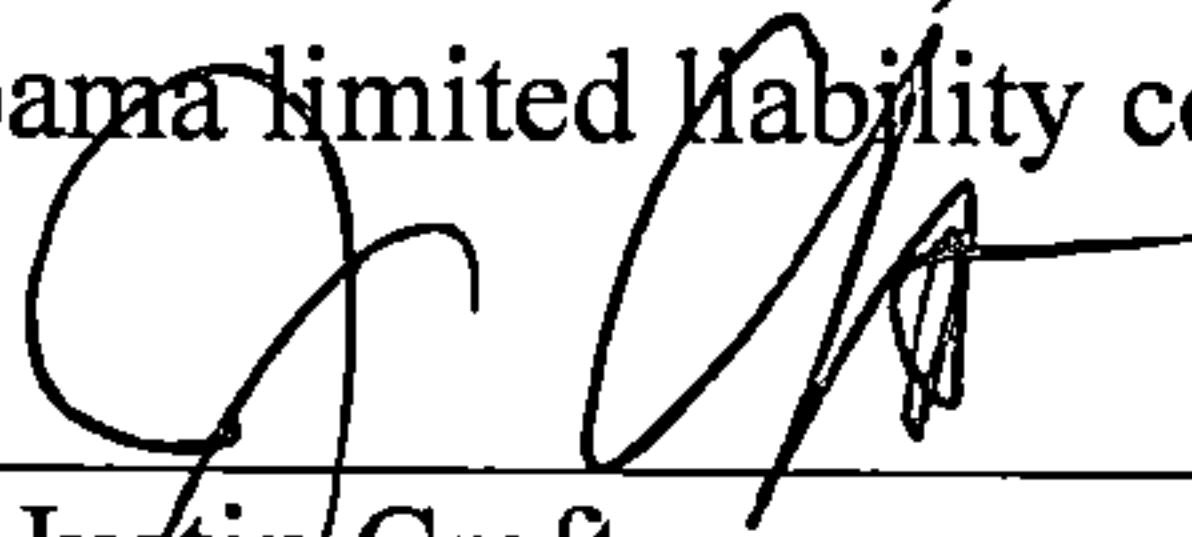
TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successors and assigns, FOREVER.

[signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed and sealed this instrument, and delivered this instrument to Grantee, all this 14th day of June, 2022.

GRANTOR:

BELLA PROPERTIES, LLC
an Alabama limited liability company

By: 
Name: Justin Craft
Its: Member



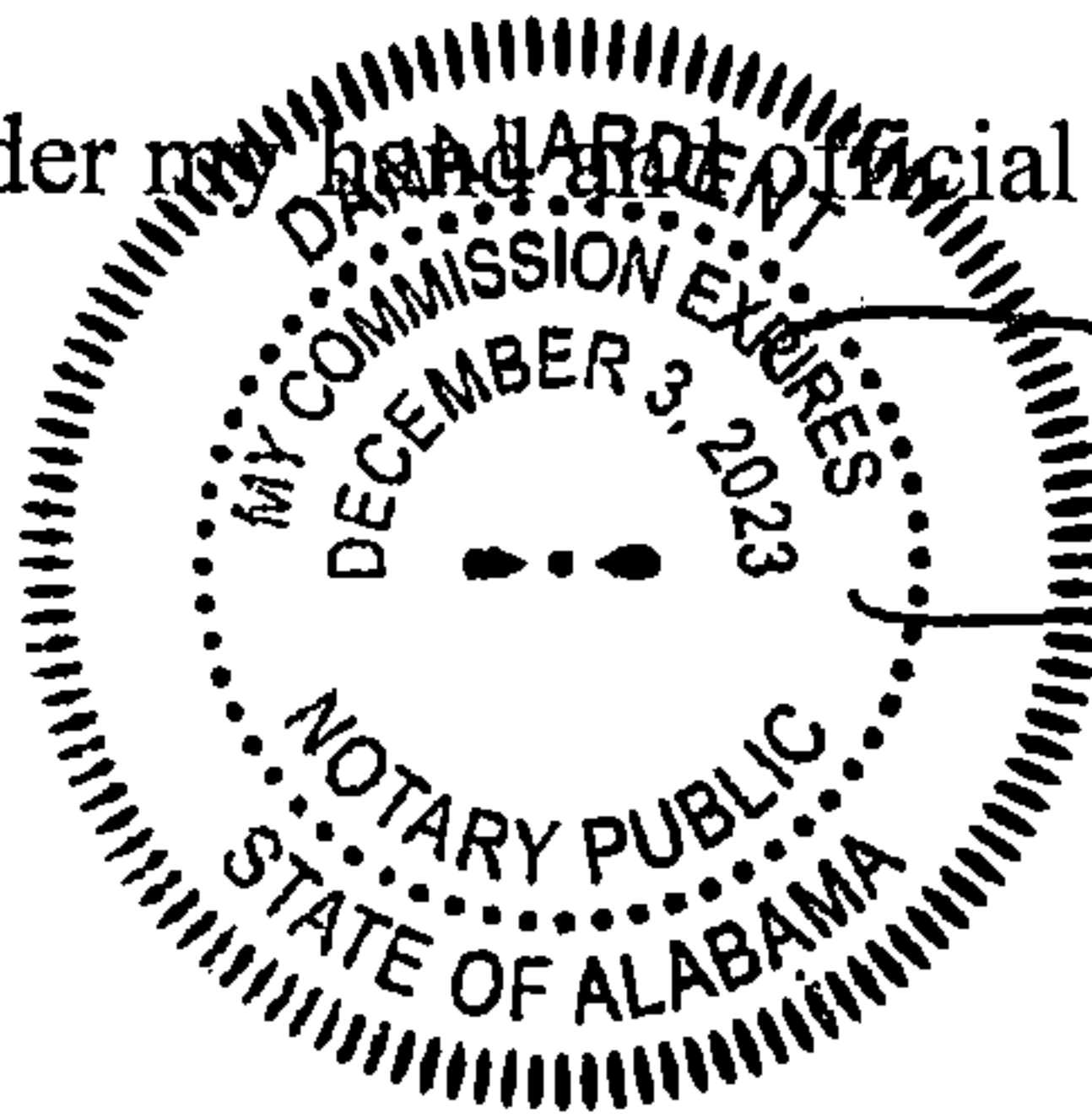
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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Justin Craft**, whose name as Member of **Bella Properties, LLC**, an Alabama limited liability company, 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, he as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 14th day of June, 2022.

[SEAL]



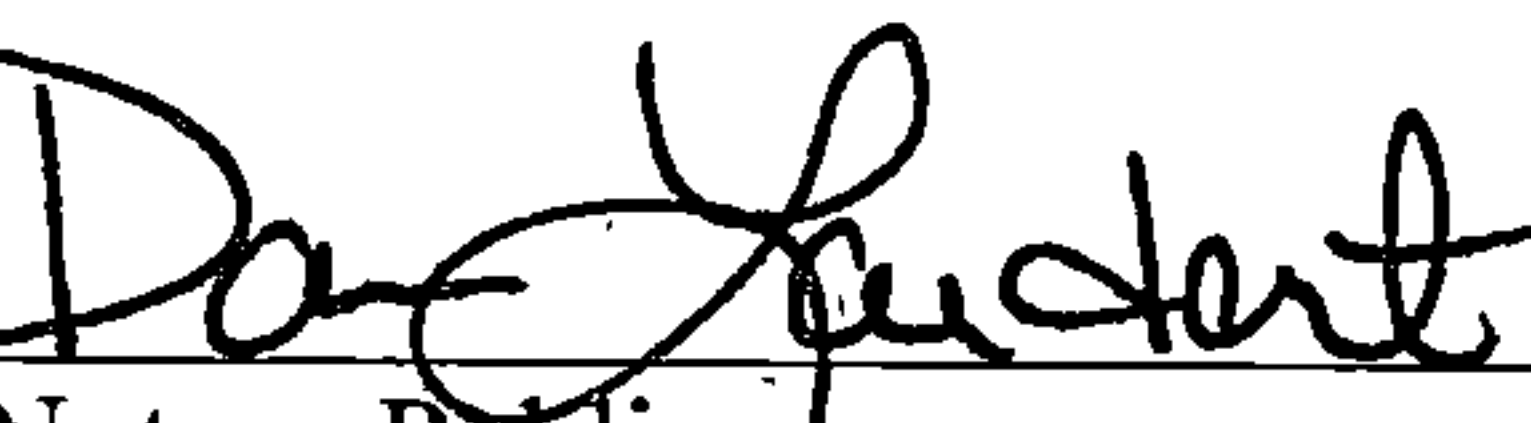

Notary Public
My Commission Expires: 12/3/23

EXHIBIT "A"

DESCRIPTION OF PROPERTY



20220616000242500 4/5 \$35.00
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Surveyed description

STATE OF ALABAMA
COUNTY OF SHELBY

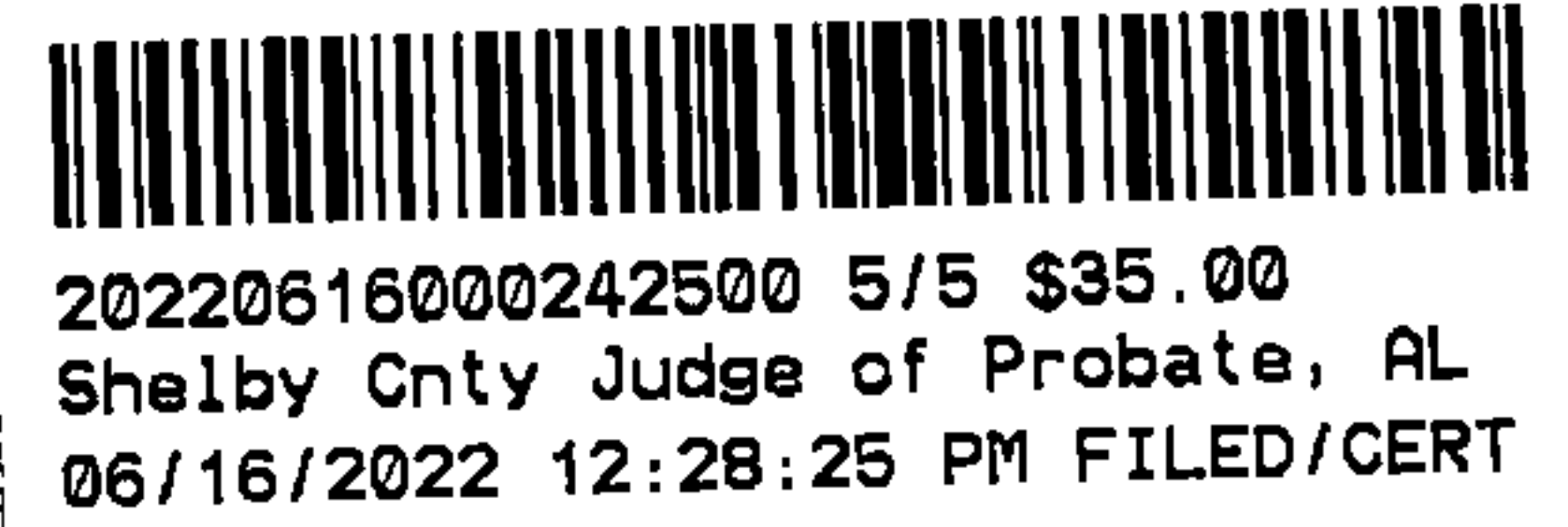
A parcel of land located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 2; thence North 00 degrees 47 minutes 37 seconds East along the West line of said Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ a distance of 116.19 feet to a rebar at its intersection with the Southerly right of way line of Alabama Highway Number 25; thence South 85 degrees 39 minutes 17 seconds East, along said right of way line a distance of 132.49 feet; thence North 03 degrees 50 minutes 48 seconds East along said right of way line a distance of 16.18 feet; thence South 85 degrees 48 minutes 14 seconds East along said right of way line, a distance of 292.06 feet to a capped (965) rebar; thence leaving said right of way line, South 01 degrees 00 minutes 36 seconds West, a distance of 1349.29 feet to a crimped $\frac{1}{2}$ " iron pipe; thence North 87 degrees 09 minutes 13 seconds West, a distance of 419.82 feet to a 1" crimped iron pipe on the West line of said Northwest $\frac{1}{4}$ - Southeast $\frac{1}{4}$; thence North 00 degrees 47 minutes 37 seconds East and along the West line of said Northwest $\frac{1}{4}$ - Southeast $\frac{1}{4}$ a distance of 1227.43 feet to the point of beginning.

Said parcel containing 13.07 acres, more or less.

EXHIBIT "B"

PERMITTED EXCEPTIONS



1. All taxes and assessments for the year 2022 and subsequent years, not due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
3. Intentionally Omitted.
4. Intentionally Omitted.
6. Intentionally Omitted.
7. Rights of tenants, or parties in possession, if any, pursuant to unrecorded leases.
8. Intentionally Omitted.
9. Right of Way granted to Alabama Power Company by instrument(s) record in Deed Book 188, Page 67; Deed Book 107, Page 304; Deed Book 276, Page 480 and Deed Book 181, Page 431.
10. Subject to Agreement with Alabama Power Company as set out in Book 35, Page 313.
11. Subject to Right(s) of Way to Shelby County, as recorded in Deed Book 146, Page 521 and Deed Book 76, Page 434.
12. Subject to any security interest which may be claimed of perfected under the Uniform Commercial Code as to any manufactured homes, mobile, or mobile dwellings located on subject property.
13. Less and except any part of the subject property lying within a road right of way.
14. The Land shall not be deemed to include any manufactured home, mobile home or mobile dwelling located on the Land.