

Prepared By:
KPPB LAW
Kirtan Patel, Esq.
990 Hammond Drive NE, Suite 800
Atlanta, Georgia 30328
KPPB 6408.004

20220627000254510
06/27/2022 10:17:06 AM
QCDEED 1/5

After recording please return to:
Fidelity National Title Company
6840 Carothers Pkwy, Suite 200
Franklin, TN 37067
File NO.: 20220539CTN-AL

This is for the purpose of clearing title.

Send Tax Notice To:
Birmingham Hospitality LLC
1101 N. Prospect Ave,
Itasca, IL 60143

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED, made the ____ day of June, 2022, by and between **MCNEILL BIRMINGHAM, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor") and **BIRMINGHAM HOSPITALITY LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand the Grantor has, or may have had, in and to the following described real property located in Shelby County, Alabama, together with any improvements located thereon:

See **Exhibit "A"** attached hereto and by reference made a part hereof.

(CONTINUED ON NEXT PAGE)

QUITCLAIM DEED - CONTINUED

TO HAVE AND TO HOLD the said property, with all the rights, members and appurtenances thereto in anywise appertaining or belonging to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances, or any part thereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the date first written above.

GRANTOR:

MCNEILL BIRMINGHAM, LLC,
a Tennessee limited liability company

By: _____ (Seal)
Name: Phillip H. McNeill, Jr.
Title: Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State, personally appeared Phillip H. McNeill, Jr., personally known to me or proved to me on this basis of satisfactory evidence to be the person who executed the within instrument as the Vice President of MCNEILL BIRMINGHAM, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Vice President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as such Vice President thereof.

Witness my hand and seal, at office, this 8th day of June, 2022.

My Commission Expires:

Kathy R. Palmisano
Printed Name: KATHY R PALMISANO



EXHIBIT A

Double click to edit LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Lot 1A of the Resurvey of Lot 1 of "The Village at Lee Branch Sector 1 - Phase 3", as recorded at Plat Book 42 at Page 56 in the Office of the Judge of Probate of Shelby County, Alabama, being a resurvey of Lot 1 of The Village at Lee Branch Sector 1- Phase 3 as recorded in Map Book 41 at page 95 in the Office of the Judge of Probate of Shelby County, Alabama and being a Plat for the Dedication of Farley Court as a Public Right of Way.

Together with appurtenant easements described in the Agreement of Covenants, conditions and Restrictions and Grant of Easements recorded as Instrument Number 20100129000029100, in the Office of the Judge of Probate for Shelby County, Alabama

Source of title: deed recorded in Instrument No. 20160316000084220 Office of the Judge of Probate for Shelby County, Alabama.

For reference only:

Tax Parcel Number: 09-3-05-0-001-043.000

Address: 6220 Farley Court, Birmingham, Alabama 35242

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

Grantor's Name McNeill Birmingham, LLC
 Mailing Address 1468 Kimbrough, Suite 103,
Germantown, TN 38138

Grantee's Name Birmingham Hospitality, LLC
 Mailing Address c/o Helix Hospitality LLLP
1101 N. Prospect Ave.
Itasca, IL 60143

This is for the purpose
of clearing title.

Property Address 6220 Farley Court
Hoover, Alabama 35242

Date of Sale _____

Total Purchase Price \$ 8,425,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2022 10:17:06 AM
 \$35.00 JOANN
 20220627000254510



purchase price or actual value claimed. 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 _____

Print Phillip H. McNeill Jr., as Vice President of McNeill Birmingham, LLC

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1