

QUIT CLAIM DEED

This QUIT CLAIM DEED, dated **July 21, 2022** by **Statewide Corporation, a Kentucky corporation**, whose post office address is 765 Meeks Rd, Oakland, KY 42159, hereinafter called the GRANTOR, to **Yellow Leaf Farms Home Owners Association, a not for profit corporation**

whose post office address is 266 Yeager Parkway, Pelham, Alabama 35124, hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in **Shelby County, Alabama**, viz:

All Common Areas and Road Rights of Way as designated on the Plat and Replats of Yellow Leaf Farms as recorded in Map Book 39, Page 134, Map Book 41, Page 139, and Map 54, Page 76, in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behalf of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Morgan Simpson
Print Name: MORGAN SIMPSON

Signature: Kelsey Tarter
Print Name: Kelsey Tarter

Statewide Corporation, a Kentucky corporation

By: Paul B. Lee
Paul B. Lee, President

STATE OF Kentucky
COUNTY OF Warren

I, the undersigned notary public, in and for said State and County, hereby certify that Paul B. Lee, President of Statewide Corporation, a Kentucky corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company, in its capacity as such officer on the day the same bears date.

Given under my hand and notarial seal on this the 19 day of July, 2022.

Peggy Goforth
Notary Public
Printed Name
My Commission Exp.



Mailing Address of grantor:
765 Meeks Rd,
Oakland, KY 42159

Mailing Address of grantee:
266 Yeager Parkway,
Pelham, Alabama 35124

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-154360

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantee's Name Yellow Leaf Farms Home Owners AssociationGrantor's Name Statewide CorporationMailing Address 765 Meeks Rd
Oakland, Kentucky 42159Mailing Address 266 Yeager Parkway, Pelham,
Alabama 35124Date of Sale 07/21/2022Total Purchase Price \$1,000.00

or

Property Address Pure Leaf Dr. and Pure River Circle,
Westover, Alabama 35185

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☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

If the conveyance document presented for recordation contains all 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 07/21/2022Print Paul B Lee

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
 07/21/2022 02:58:35 PM
 \$26.00 BRITTANI
 20220721000287320

Form RT-1*Allen S. Bayl*