

This Quitclaim Deed is being recorded for the purposes of clearing title to the Property.

STATE OF ALABAMA)
SHELBY COUNTY)

Quitclaim Deed

Know all men by these presents, that in consideration of \$100.00 to the undersigned Grantor paid by the Grantees herein, the receipt whereof is acknowledged, Shelby County Properties, LLC (Grantor) does grant, convey and quitclaim unto Matthew Grantham and Gerald Satterwhite (Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, all of its right, title and interest in and to the following described real estate (the Property) situated in Shelby County, Alabama:

Southwest ¼ of the Southeast ¼ of Section 36, Township 20 South, Range 2 West, in Shelby County, Alabama.

Subject to the License Agreement of even date herewith executed by Grantee in favor of Grantor which expires in two years.

The intent herein is to terminate all rights, if any, of the Grantor and its successors and assigns in the Property, including but not limited to the use of any roadways, rights of way, easements, and rights of access which exist over or across the Property.

Grantor herein, for itself and successors and assigns, further agrees not to seek access by purchase or condemnation to its remaining property across the Property, except as provided in the License Agreement.

Grantor acknowledges access to its remaining property by other means than crossing the Property.

Grantor herein, for itself and successors and assigns covenants to make reasonable efforts to maintain the lake on its remaining property so as not to impact the Property and to not do anything in the future which would prevent the historic natural flow of water through the Property. Notwithstanding anything herein to the contrary, Grantor shall not be responsible for acts of nature or God.

To have and to hold unto the said Grantee, their heirs and assigns forever.

In witness whereof, I have hereunto set my hand and seal this the 5th day of October, 2022.

GRANTOR

SHELBY COUNTY PROPERTIES, LLC

By: 

Wayne Welch

Its: Managing Member


STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne Welch, whose name as Managing Member of Shelby County Properties, LLC is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, executed the same voluntarily and with full authority as Managing Manager of Shelby County Properties, LLC on the day the same bears date.

Given under my hand and official seal this the 5 day of October, 2022.





Notary Public

This Instrument Prepared By:

Michael B. Odom
Phelps Dunbar LLP
2001 Park Place North, Suite 700
Birmingham, Alabama 35203

PD.39893245.1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/19/2022 10:47:07 AM
 \$38.00 BRITTANI
 20221019000394670

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | <u>Shelby County Properties, LLC</u> | Grantee's Name | <u>Matthew Grantham & Gerald Satterwhite</u> |
| Mailing Address | <u>814 Tara Drive</u> <u>Columbiana, AL 35051</u> | Mailing Address | <u>376 Holland Lakes Drive South</u> <u>Pelham, AL 35124</u> |
| Property Address | <u>N/A - Easement</u> | Date of Sale | <u>10/5/2022</u> |
| | | Total Purchase Price | <u>\$</u> |
| | | or | |
| | | Actual Value | <u>\$ 10,000.00</u> |
| | | or | |
| | | Assessor's Market Value | <u>\$</u> |

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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Settlement Agreement |
| <input type="checkbox"/> Closing Statement | |

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 <u>10/18/2022</u> | Print <u>Michael B. Odom</u> |
| <input checked="" type="checkbox"/> Unattested | Sign <u><i>M. Odom</i></u> |
| (verified by) | (Grantor/Grantee/Owner/Agent) circle one |