

20230130000024460
01/30/2023 01:03:25 PM
QCDEED 1/3

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
JONIS Holdings LLC

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Dylan Digmon**, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **JONIS Holdings LLC** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 24th day of January, 2023.


Dylan Digmon

STATE OF ALABAMA
COUNTY OF Jefferson

I, Kelly Ellis, a Notary Public in and for said County, in said State, hereby certify that **Dylan Digmon**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January, 2023.


Notary Public
My Commission Expires: 4/9/2026

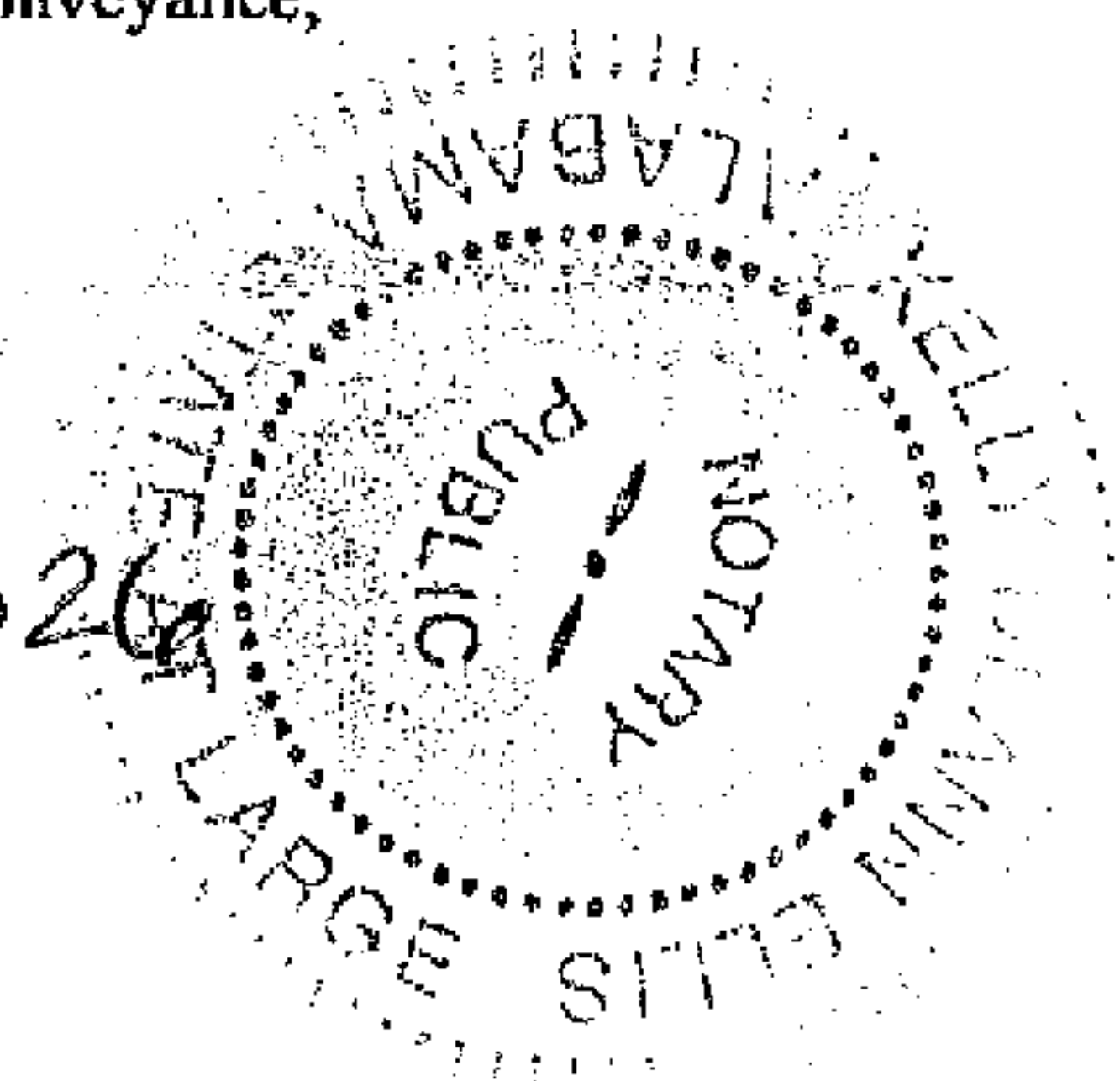


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a concrete monument at the NE corner of the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 52 minutes 14 seconds East along the East line of said 1/4 section a distance of 2641.89 feet to a concrete monument at the SE corner of said 1/4 section; thence South 87 degrees 40 minutes 24 seconds West along the South line of said 1/4 section a distance of 875.76 feet to a point; thence North 21 degrees 04 minutes 12 seconds East leaving said 1/4 section line a distance of 24.02 feet to a point; thence North 24 degrees 58 minutes 08 seconds West a distance of 32.05 feet to a point; thence North 59 degrees 59 minutes 29 seconds West a distance of 50.69 feet to a point; thence North 75 degrees 52 minutes 18 seconds West a distance of 95.73 feet to a point; thence North 21 degrees 42 minutes 34 seconds West a distance of 121.21 feet to a point; thence North 02 degrees 36 minutes 59 seconds East a distance of 87.91 feet to a point; thence North 18 degrees 02 minutes 12 seconds West a distance of 184.48 feet to a point; thence North 08 degrees 19 minutes 16 seconds East a distance of 157.51 feet to a point; thence North 16 degrees 31 minutes 59 seconds West a distance of 55.66 feet to a point; thence North 43 degrees 20 minutes 51 seconds West a distance of 52.42 feet to a point; thence North 38 degrees 56 minutes 58 seconds West a distance of 123.01 feet to a point; thence North 41 degrees 07 minutes 22 seconds West a distance of 182.44 feet to a point; thence North 56 degrees 08 minutes 09 seconds West a distance of 114.78 feet to a point; thence North 18 degrees 17 minutes 48 seconds West a distance of 184.02 feet to a point; thence North 21 degrees 00 minutes 02 seconds West a distance of 41.15 feet to a point; thence North 17 degrees 17 minutes 18 seconds West a distance of 243.54 feet to a point; thence North 88 degrees 59 minutes 07 seconds East a distance of 1062.20 feet to a point; thence North 00 degrees 52 minutes 14 seconds West a distance of 1174.01 feet to a point on the North line of said 1/4 section; thence North 87 degrees 53 minutes 03 seconds East along the North line of said 1/4 section a distance of 497.16 feet to the POINT OF BEGINNING.

ALSO CONVEYED:

SUBJECT TO AND RESERVED HERE TO GRANTOR 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT. THIS EASEMENT SHALL BE PERPETUAL AND RUN WITH THE LAND.

A 30 foot Ingress and egress easement situated in the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument at the NW corner of the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 87 degrees 53 minutes 03 seconds East along the North line of said 1/4 section a distance of 2146.49 feet to a point; thence South 00 degrees 52 minutes 14 seconds East leaving said 1/4 line a distance of 555.10 feet to the centerline of a dirt road and also being the POINT OF BEGINNING of the centerline of a 30 foot ingress, egress and utility easement lying 15 feet to either side of and parallel to described centerline; thence North 47 degrees 14 minutes 49 seconds West along said centerlines a distance of 124.28 feet to a point of curve to the left having a central angle of 42 degrees 21 minutes 11 seconds and a radius of 521.32 feet, said curve subtended by a chord bearing North 68 degrees 25 minutes 24 seconds West and a chord distance of 376.65 feet; thence along the arc of said curve and along said centerlines a distance of 385.36 feet to a point of compound curve having a central angle of 26 degrees 02 minutes 55 seconds and a radius of 209.60 feet, said curve subtended by a chord bearing South 77 degrees 22 minutes 33 seconds West and a chord distance of 94.47 feet; thence along the arc of said curve and along said centerlines a distance of 95.29 feet to a point; thence South 64 degrees 21 minutes 05 seconds West along said centerlines a distance of 123.45 feet to a point of curve to the left having a central angle of 15 degrees 58 minutes 26 seconds and a radius of 175.00 feet, said curve subtended by a chord bearing South 56 degrees 21 minutes 52 seconds West and a chord distance of 48.63 feet; thence along the arc of said curve and along said centerlines a distance of 48.79 feet to a point of reverse curve having a central angle of 19 degrees 16 minutes 55 seconds and a radius of 429.87 feet, said curve subtended by a chord bearing South 58 degrees 01 minute 06 seconds West and a chord distance of 143.99 feet; thence along the arc of said curve and along said centerlines a distance of 144.67 feet to a point; thence South 67 degrees 39 minutes 34 seconds West along said centerlines a distance of 331.22 feet to a point of curve to the right having a central angle of 62 degrees 05 minutes 18 seconds and a radius of 189.62 feet, said curve subtended by a chord bearing North 81 degrees 17 minutes 47 seconds West and a chord distance of 195.57 feet; thence along the arc of said curve and along said centerlines a distance of 205.48 feet to a point; thence North 50 degrees 15 minutes 09 seconds West along said centerlines a distance of 49.31 feet to a point of curve to the right having a central angle of 03 degrees 21 minutes 14 seconds and a radius of 500.00 feet, said curve subtended by a chord bearing North 48 degrees 34 minutes 31 seconds West and a chord distance of 29.26 feet; thence along the arc of said curve and along said centerlines a distance of 29.27 feet to a point; thence North 46 degrees 53 minutes 54 seconds West along said centerlines a distance of 195.56 feet to a point of curve to the left having a central angle of 74 degrees 31 minutes 54 seconds and a radius of 389.14 feet, said curve subtended by a chord bearing North 84 degrees 09 minutes 51 seconds West and a chord distance of 471.26 feet; thence along the arc of said curve and along said centerlines a distance of 506.21 feet to the centerline of Brown Road a prescriptive right of way and the END of said centerline.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2023 01:03:25 PM
\$48.00 BRITTANI
20230130000024460

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Dulan Dignmon
2405 Taralane Cir
Vestavia Hills AL
35216

Grantee's Name
Mailing Address

Jonis Holdings, LLC
2405 Taralane Cir
Vestavia Hills, AL
35216

Property Address

0 Brown Rd
Calera, AL
35040

Date of Sale

1-24-23

Total Purchase Price \$

20,000.00

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).

Attest

1-24-23

Print

Mike T. Atchison

Unattested

Sign

Mike Atchison