

**THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY:**

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **THE SHIRES, L.L.C., An Alabama limited liability company** (the “Grantor”), does hereby remise, release, quitclaim and convey unto **THE SHIRES HOMEOWNER ASSOCIATION, INC., an Alabama non-profit corporation** (hereinafter referred to as the “Grantee”), any and all of the Grantor’s right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

All that part of Section 24, Township 18 South, Range 1 West that lies northwest of Shelby County Highway #41, except from herein described land the following:


- a) Lot sold to Alabama Power Company as described in Deed Book 310, Page 991, in said Probate Office,
- b) Lots 1, 2, 3, 4, 5, 6, 7, 17, 21, 22, 24A, 25, 26A and 27A in surveys of The Shires as recorded in Map Book 12, Page 17, Map Book 13, Page 86, and Map Book 18, Page 35 in said Probate Office.


TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, THE SHIRES, L.L.C., An Alabama limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 12 day of January, 2023.

**THE SHIRES, L.L.C.,
An Alabama limited liability company**

By: 
Sidney W. Smyer, Jr.
ITS: MEMBER

By: 
Sidney W. Smyer, III
ITS: MEMBER

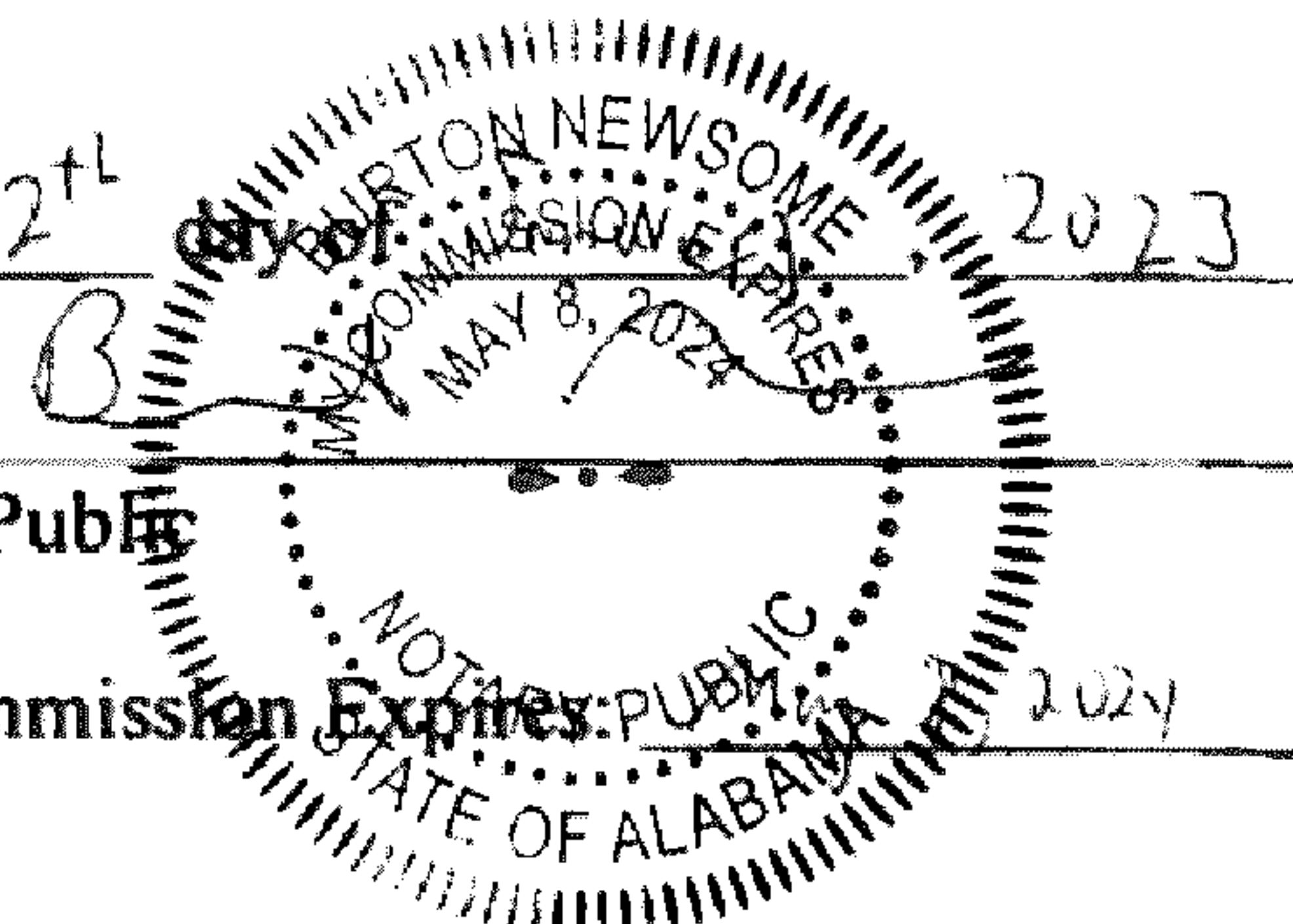
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sidney W. Smyer, Jr. and Sidney W. Smyer, III whose names as MEMBERS of **THE SHIRES, L.L.C., An Alabama limited liability company**, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such officers, 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 12th day of January, 2023.

Notary Public

My Commission Expires May 8, 2024



Real Estate Sales Validation Form

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

Grantor's Name The Shires, LLC
 Mailing Address PO Box 382753
Birmingham, AL 35238

Grantee's Name The Shires Homeowner Association, Inc.
 Mailing Address PO Box 382753
Birmingham, AL 35238

Property Address County Road 41

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 10,000.00

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2023 11:40:19 AM
 \$38.00 JOANN
 20230427000122720

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).

Date _____

Print Burt Newsome

Unattested _____

Sign B

(verified by)

(Grantor/Grantee/Owner/Agent) circle one