

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Mallard Landing Development, LLC
3360 Davey Allison BLVD
Hueytown, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for Ten (\$10.00) Dollars and other good consideration, the Grantor, **Western REI, LLC**, an Alabama limited liability company (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Mallard Landing Development, LLC**, an Alabama limited liability company (hereinafter called Grantee, whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1030, according to the Final Plat of Mallard Landing Phase II -
The Ridges as recorded in Map Book 57, Page 68A in the Office of
the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

This deed is being recorded in order to perfect title.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. 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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF I sign my hand, this the 15 day of
June, 2023.


Western REI, LLC

By: Jason Spinks

Its: Manager

STATE OF ALABAMA
COUNTY OF SHELBY

} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks, as Manager for **Western REI, LLC**, whose name 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 the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15 day of
June, 2023.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN

Notary Public, Alabama State At Large

My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Western REI, LLCGrantee's Name Mallard Landing Development, LLCMailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023Mailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023Property Address See Legal Description
(Property does not have a
physical address.)Date of Sale 6/15, 2023Total Purchase Price \$ 0.00

Or

Actual Value \$1,000.00

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: No tax collected – Deed is being recorded in order to perfect title.

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 6/15, 2023Print: Justin Smitherman☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2023 02:06:46 PM
\$29.00 BRITTANI
20230615000179950

Allen S. Byrd