

*Prepared by and after recording  
return to:*

*Damon P. Denney  
Burr & Forman LLP  
420 North 20th Street  
Suite 3400  
Birmingham, Alabama 35203  
(205) 251-3000*

STATE OF ALABAMA )

SHELBY COUNTY )

### QUITCLAIM DEED AND ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration to the undersigned GRANTOR, the receipt thereof is hereby acknowledged, **UNION STATE BANK**, an Alabama banking corporation (hereinafter referred to as "GRANTOR"), does hereby REMISE, RELEASE, QUITCLAIM, AND ASSIGN UNTO **PEOPLES BANK OF ALABAMA**, an Alabama banking corporation (hereinafter referred to as "GRANTEE"), all right, title and interest of GRANTOR, if any, including, but not limited to right, title and interest, if any, as owner or holder of any fee simple, easement, reversion and/or remainder rights, in and to that certain real property situated in Shelby County, Alabama, and more particularly described on the attached Exhibit A (the "Quitclaimed Property"), together with any and all rights and appurtenances thereto in any way belonging, and all of the improvements located thereon.

TO HAVE AND TO HOLD to the said GRANTEE forever.

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Executed this 31<sup>ST</sup> day of August, 2023.

UNION STATE BANK  
an Alabama banking corporation

By: 

Name: Thomas E. Thornton

Title: SR Lender / Vice President

Angela Bartoli

Unofficial Witness

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THOMAS E THORNTON, whose name as VICE PRESIDENT of UNION STATE BANK, an Alabama banking corporation, is signed to the foregoing Quitclaim Deed and Assignment, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed and Assignment, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 30<sup>th</sup> day of August, 2023

Notary Public: 

My Commission Expires: MY COMMISSION EXPIRES JUNE 15, 2025

## Exhibit A

## Legal Description:

The following parcel of land situated in S 1/2 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

## Parcel 1: (Surveyed Legal of Bank Property)

Commence at a 3" capped pipe at the SE corner of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence north along the east line of said 1/4 section a distance of 506.79 feet to a point; thence turn left  $121^{\circ}32'23''$  and run southwest a distance of 1325.96 feet to a point; thence turn right  $129^{\circ}29'44''$  and run northeast 359.51 feet to a point; thence turn an interior angle right of  $90^{\circ}08'51''$  and run northwest a distance of 319.40 feet to a point on the easterly right of way of U.S. Highway 31; thence turn an interior angle left of  $89^{\circ}58'02''$  and run northerly along said right of way a distance of 131.39 feet to a 5/8" rebar capped LS 18394; thence turn right  $90^{\circ}58'19''$  leaving said right of way and run southeast a distance of 26.97 feet to a cross at the POINT OF BEGINNING, said point also being on the easterly side of a 27 foot right of way; thence turn left  $91^{\circ}08'51''$  and run northerly along said right of way a distance of 102.05 feet to a cross at the beginning of a curve to the right having a central angle of  $45^{\circ}59'24''$  and a radius of 50.00 feet; thence northeast along the arc of said curve and along said right of way a distance of 40.13 feet to a mag nail; thence tangent to said curve run northeast along said right of way a distance of 3.02 feet to a mag nail at the beginning of a curve to the right having a central angle of  $42^{\circ}50'28''$  and a radius of 50.00 feet; thence run northeasterly along the arc of said curve and along said right of way a distance of 37.39 feet to a cross at the beginning of a reverse curve having a central angle of  $2^{\circ}46'07''$  and a radius of 2006.89 feet; thence easterly along the arc of said curve and along said right of way a distance of 96.97 feet to a cross; thence turn an interior angle left from the chord of said curve  $87^{\circ}26'25''$  leaving said right of way and run southerly a distance of 161.42 feet to a cross; thence turn an interior angle left of  $88^{\circ}51'32''$  and run westerly 148.03 feet to the POINT OF BEGINNING. Said parcel of land contains 0.52 acres, more or less.

Together with:

Parcel 2: Certain real property situated in Shelby County, Alabama, described in that certain Dedication of Perpetual Easement for Public Road recorded with the Office of the Judge of Probate of Shelby County, Alabama as Instrument 1996-22947 (the "Dedication") and being more particularly described below as Parcels 2.A., 2.B. and 2.C.:

## Parcel 2.A.: Frontage Road Property (Exhibit A to Dedication)

Commence at the Southeast corner of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the Quarter line 506.79 feet; thence left  $121^{\circ}25'36''$ , 1325.96 feet; thence right  $129^{\circ}39'13''$ , 359.51 feet to the Southeast corner of the property conveyed to Interstate Restaurant Investors/Ellis; thence continue along last stated course 310.25 feet to the point of beginning, said point being in a curve to the left, said curve having a central angle of  $01^{\circ}42'19''$  and a radius of 2006.89 feet, thence right  $81^{\circ}56'01''$  to the tangent of said curve run along the arc 59.73 feet; thence left  $80^{\circ}13'42''$  to tangent and leaving said curve run in a Northerly direction 57.86 feet to a point on the Right-of-Way of State Highway 119, said point being in a curve to the right, said curve having a central angle of  $01^{\circ}07'55''$  and a radius of 1949.89 feet, thence left  $100^{\circ}03'36''$  to the tangent of said curve run along the arc and said Right-of-Way 38.52 feet; thence left  $81^{\circ}04'19''$  to tangent and leaving said curve and said Right-of-Way run in a southerly direction 8.74 feet to a curve to the right, said curve having a central angle of  $81^{\circ}47'12''$  and a radius of 24.5 feet, thence continue along the arc 34.97 feet, thence left  $81^{\circ}47'12''$  to tangent and leaving said curve run in a southerly direction 27.78 feet to the point of beginning.

## Parcel 2.B.: Frontage Road Property (Exhibit B to Dedication)

Commence at the Southeast corner of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the Quarter line 506.79 feet; thence left  $121^{\circ}25'36''$ , 1325.96 feet; thence right  $129^{\circ}39'13''$ , 359.51 feet to the Southeast corner of the property conveyed to Interstate Restaurant Investors/Ellis; thence continue along last stated course 323.88 feet to the point of beginning of said centerline, said point being in a curve to the right, said curve having a central angle of  $6^{\circ}57'27''$  and a radius at 1993.39 feet; thence left,  $98^{\circ}07'18''$  to the tangent of said curve run along the arc of said curve 242.06 feet to a curve to the left, said curve having a central angle of  $42^{\circ}50'36''$ , and a radius of 63.5 feet, run along the arc of said curve 47.48 feet to the point of tangency; thence continue along the tangent 3.02 feet to a curve to the left, said curve having a central angle of  $45^{\circ}59'33''$  and a radius of 63.5 feet, run along the arc of said curve 50.97 feet to the point of tangency; thence continue along the tangent 113.91 feet to a curve to the left, said curve having a central angle of  $7^{\circ}56'30''$  and a radius of 150.0 feet, thence run along the arc of said curve 20.79 feet to the point of tangency; thence continue along the tangent 63.56 feet to a curve to the right, said curve having a central angle of  $51^{\circ}07'48''$  and a radius of 50 feet, thence run along the arc of said curve 44.62 feet to the end of this dedication.

Parcel 2.C.: Frontage Road Property (Exhibit C to Dedication)

Commence at the Southeast corner of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the Quarter line 506.79 feet; thence left  $121^{\circ}25'36''$ , 1325.96 feet; thence right  $129^{\circ}39'13''$ , 359.51 feet; thence left  $90^{\circ}00'$ , 289.00 to the point of beginning of said dedication; thence continue on last stated course 30 feet to the Easterly Right-of-Way of U.S. Highway 31 and to the Northwest corner of the property conveyed to Jenkin's Brick; thence left  $90^{\circ}00'$ , 60.0 feet Southerly along said R.O.W.; thence  $153^{\circ}26'06''$  left and leaving said Right-of-Way run Northeasterly 67.08 feet to the point of beginning.

Together with:

Parcel 3: Certain real property situated in Shelby County, Alabama, described in that certain Warranty Deed recorded with the Office of the Judge of Probate of Shelby County, Alabama as Instrument 1995-04570 (the "Source Deed"), as amended by Amendment to Agreement ("Deed Amendment") recorded as Instrument 1995-26512, and being more particularly described below as Parcels 3.B-1, 3.B-2., 3.B-3., and 3.C.:

Parcel 3.B-1: (Exhibit B-1 to Source Deed, as amended by Amendment)

Commence at the Southeast corner of the Southwest Quarter of Section 31, Township 19 South, Range 2 West; thence run north along the Quarter line 506.79 feet; thence left  $121^{\circ}25'36''$  run in a southwesterly direction 1325.96 feet; thence right  $129^{\circ}39'13''$  run in a northerly direction 359.51 feet; thence continue on last stated course 297.82 feet to the point of beginning; thence right  $90^{\circ}00'00''$  run in an easterly direction 30.00 feet; thence left  $90^{\circ}00'00''$  run in a northerly direction 10.00 feet; thence right  $90^{\circ}00'00''$  run in a easterly direction 40.0 feet; thence left  $90^{\circ}00'00''$  run in a northerly direction 71.53 feet to a point on the south right-of-way of Alabama Highway No. 119, said point being on a curve to the right said curve having a central angle of  $02^{\circ}05'05''$  and a radius of 1949.89 feet, turn left  $100^{\circ}23'19''$  to tangent and run along the arc of said curve and said right-of-way in a westerly direction 70.95 feet; thence left  $81^{\circ}41'46''$  to tangent and leaving said right-of-way run in a southerly direction 70.00 feet; to the point of beginning. Located in Shelby County, Alabama.

Parcel 3.B-2: (Exhibit B-2 to Source Deed)

Commence at the Southeast corner of the Southwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the Quarter line 506.79 feet; thence left  $121^{\circ}25'36''$ , 1325.96 feet; thence right  $129^{\circ}39'13''$ , 359.51 feet; thence left  $90^{\circ}00'$ , 289.00 to the point of beginning of said easement; thence continue on last

stated course 30 feet to the Easterly Right-of-Way of U.S. Highway 31 and to the Northwest corner of the property conveyed to Jenkin's Brick; thence left  $90^{\circ}00'$ , 55.0 feet Southerly along said R.O.W.; thence  $90^{\circ}00'00''$  left and leaving said Right-of-Way run Easterly 30.0 feet; thence  $90^{\circ}00'00''$  left 55.0 feet to the point of beginning.

Parcel 3.B-3: (Exhibit B-3 to Source Deed)

Commence at the Southeast corner of the Southwest Quarter of said Section 31; thence run Northerly along the Quarter line 506.80 feet; thence left  $121^{\circ}25'36''$  Southwesterly, 816.37 feet to the Point of Beginning; thence continue along the same course Southwesterly 509.59 feet; thence right  $129^{\circ}39'13''$ , 727.32 feet to the Southerly Right-of-Way of Alabama Highway No. 119; thence right  $77^{\circ}47'41''$  to the chord of a curve to the left with a central angle of  $7^{\circ}49'07''$ , a radius of 1949.89 feet and a chord length of 265.88; thence run along said R.O.W. and the arc of said curve 266.09 feet; thence an interior angle left of  $93.55'$  from said chord, 477.12 feet to the Point of Beginning.

Parcel 3.C.: (Exhibit C to Source Deed)

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run North along the Quarter line 506.79 feet; thence left  $121^{\circ}25'36''$ , 1325.96 feet; thence right  $129^{\circ}39'13''$ , 359.51 feet to the point of beginning; thence left  $90^{\circ}00'$ , 319.00 feet to the easterly right of way of U.S. Highway 31; thence right  $90^{\circ}00'$ , 271.39 feet northerly along said right of way; thence right  $45^{\circ}59'33''$ , 110.03 feet to the right of way of Alabama Highway No. 119; thence an interior angle left of  $140^{\circ}45'20''$  to the chord of a curve to the left with a radius of 1949.89 feet and a central angle of  $7^{\circ}04'37''$ ; thence run along the arc of said curve 240.89 feet along the Highway 119 right of way; thence an interior angle left from said chord of  $85^{\circ}14'14''$ , 367.82 feet to the point of beginning.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	Union State Bank	Grantee's Name:	Peoples Bank of Alabama
Mailing Address:	2019 Cogswell Avenue Pell City, AL 35125	Mailing Address:	1912 Cherokee Avenue SW Cullman, AL 35055
Property Address:	Pelham Parkway Pelham, AL 35124	Date of Sale:	August 31, 2023
		Total Purchase Price:	\$10.00
		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):

☒ OTHER; Property conveyed was previously owned by the grantor but subsequently conveyed or acquired for street or highway right of way.

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.

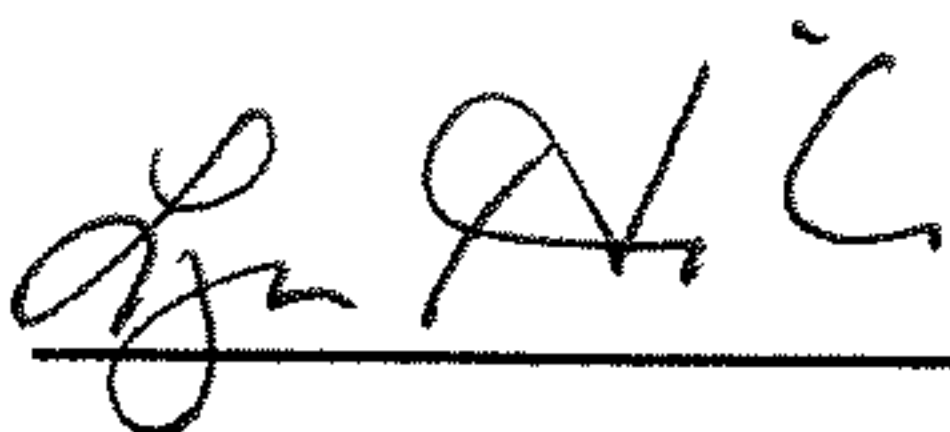
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

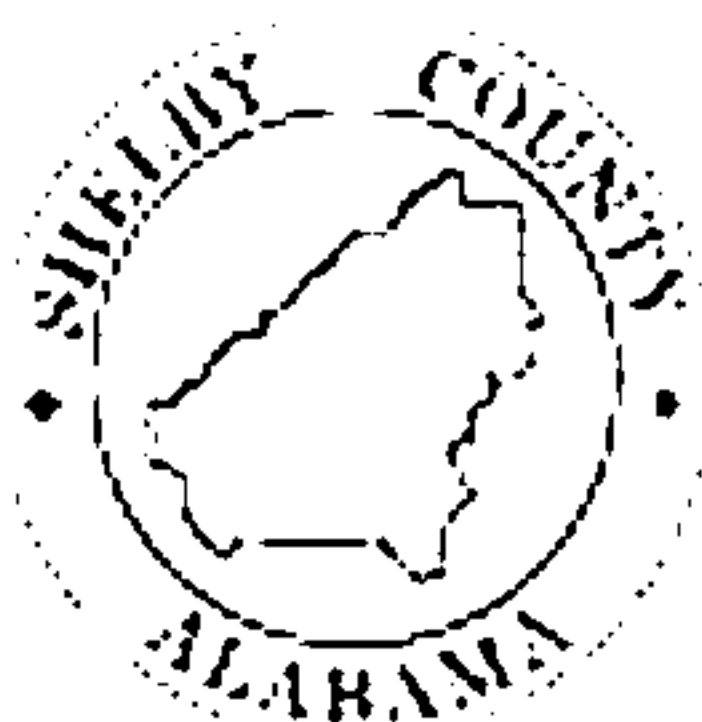
Date: August 31, 2023

**By: Magic City Title, Inc.**

**Lynn Hinkle**



Authorized Agent



**Filed and Recorded**

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**09/01/2023 01:48:21 PM**

**\$41.00 BRITTANI**

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*Allen S. Bayl*