

**\*\*This deed is being recorded to correct an error in the legal description of that certain deed recorded in Instrument No. 20230202000028060 in the Office of the Judge of Probate of Shelby County, Alabama.\*\***

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

20231017000306220  
10/17/2023 09:49:06 AM  
QCDEED 1/3

Send Tax Notice to:  
Holland Real Estate Company, LLC  
1733 Cedarwood Lane  
Hoover, AL 35244

STATE OF ALABAMA  
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for TEN and 00/100 (\$10.00) DOLLARS and other good consideration, the Grantor, **Lovelady Properties, LLC**, an Alabama Limited Liability Company (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Holland Real Estate Company, 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:

**SEE ATTACHED EXHIBIT "A".**

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

IN WITNESS WHEREOF I sign my hand, this the 13th day of October, 2023.

**Lovelady Properties, LLC, an Alabama Limited Liability Company**

  
By: Grady S. Lovelady  
Its: Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Grady S. Lovelady, whose name as Managing Member of **Lovelady Properties, LLC, a(n) Alabama Limited Liability Company**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Managing Member with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of October, 2023.

  
Notary Public

My Commission Expires: 8-31-2024



**\*\*This deed is being recorded to correct an error in the legal description of that certain deed recorded in Instrument No. 20230202000028060 in the Office of the Judge of Probate of Shelby County, Alabama. \*\***

**EXHIBIT "A"**  
**Property Description**

Parcel #1

Tax Parcel No. 13-7-25-2-001-001.001

A parcel of land situated in the N 1/2 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the NW 1/4 of said Section 25; thence south 1 degree 13 minutes 26 seconds east a distance of 685.27 feet; thence south 87 degrees 22 minutes 13 seconds west distance of 1410.24 feet to the east right of way line of US Highway #31 (200 foot right of way); thence north 21 degrees 20 minutes 58 seconds west along said right of way a distance of 241.89 feet; thence leaving said right of way line north 85 degrees 38 minutes 12 seconds east a distance of 368.36 feet; thence north 87 degrees 11 minutes 34 seconds east a distance of 211.34 feet; thence north 20 degrees 10 minutes 48 seconds west a distance of 214.58 feet; thence north 22 degrees 18 minutes 28 seconds west a distance of 218.50 feet to the north line of said Section 25; thence north 85 degrees 32 minutes 50 seconds east along the north line of said section 25 a distance of 1063.97 feet to the point of beginning.

Less and except:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg -13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 1140.00' to the point of beginning; thence continue along the last described course a distance of 270.24' to a point lying on the East right-of-way line of U. S. Highway #31 (200' right-of-way); thence N 21deg-20'-SB" W along said right-of-way line a distance of 241.89'; thence leaving said right-of-way line N 85deg-38'-12" E a distance of 348.36'; thence S 2deg-33'-09" E a distance of 239.63' to the point of beginning. Said parcel of land contains 1.67 acres, more or less.

And less and except:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg;13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 500.00' to the point of beginning; thence continue along the last described course a distance of 408.67'; thence N 2deg-33'-09" W a distance of 447.55'; thence S 85deg-32'50" W a distance of 65.01'; thence N 22deg-18'28" W a distance of 218.50' to a point lying on the North Line of said Section 25, thence N 85deg-32'-50" E along said North line a distance of 563.97'; thence, leaving said North line S 1deg-10'- 07" E a distance of 669.37' to the point of beginning. Said parcel contains 6.82 acres, more or less.

Easement for Ingress, Egress, Drainage and Utility

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 908.67' to the point of beginning; thence along last described course a distance of 501.57' to a point lying on the East right-of-way line of U.S. Highway #31 (200' right-of-way); thence N 21deg- 20'-58" W along said right-of-way line a distance of 42.23'; thence leaving said right-of-way line N 87deg-22'-13" E a distance of 515.18'; thence S 2deg-33'-09" E a distance of 40.00' to the point of beginning.



**\*\*This deed is being recorded to correct an error in the legal description of that certain deed recorded in Instrument No. 20230202000028060 in the Office of the Judge of Probate of Shelby County, Alabama.\*\***

### Real Estate Sales Validation Form

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

Grantor's Name: Lovelady Properties, LLC  
Mailing Address: 3347 Pelham Parkway  
Pelham, AL 35124

Grantee's Name: Holland Real Estate Company, LLC  
Mailing Address: 1733 Cedarwood Lane  
Hoover, AL 35244

Property Address: See Attached Exhibit "A"  
(No Physical Address)

Date of Sale: 10/13, 20 23  
Total Purchase Price: \$ \_\_\_\_\_  
Or  
Actual Value: \$ \_\_\_\_\_  
Or  
Assessor's Market Value: \$ 122,320.00

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  
☒ Appraisal  
☒ Other: No deed tax collected - Deed being recorded to correct legal description of previous deed.

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).

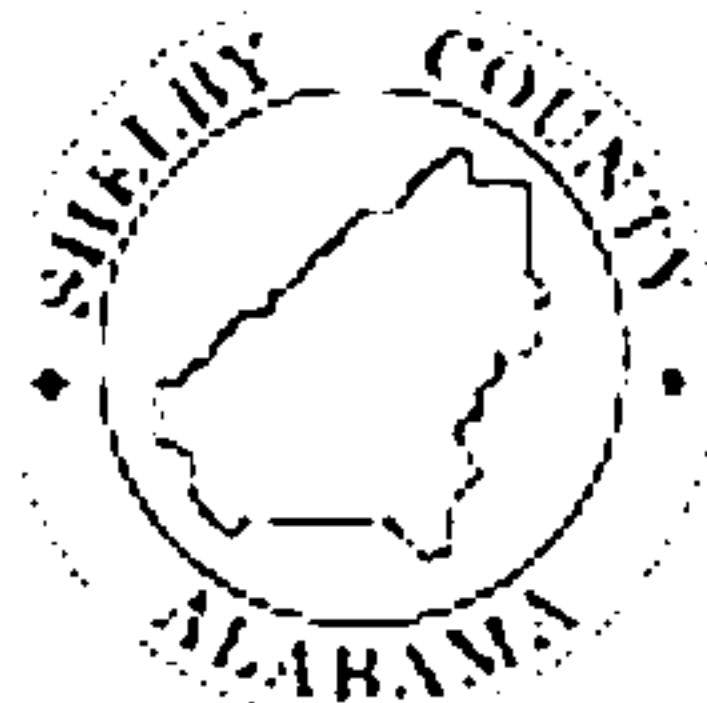
Date: 10/13/23

Print: Grady S. Lovelady, Managing Member

☐ Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/17/2023 09:49:06 AM  
\$29.00 JOANN  
20231017000306220

Form RT-1

*Allen S. Bayl*