

Send tax notice to:  
Signature BG, LLC  
3545 Market Street  
Hoover, Alabama 35226  
Attn: Jonathan Belcher

STATE OF ALABAMA )  
:  
COUNTIES OF JEFFERSON AND SHELBY )

**QUITCLAIM DEED**

THIS QUITCLAIM DEED (this "Deed") is made and entered into as of the 16<sup>th</sup> day of October, 2023 by **BROCK'S GAP TRAINING CENTER, INC.**, an Alabama corporation ("Grantor"), in favor of **SIGNATURE BG, LLC**, an Alabama limited liability company ("Grantee").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby REMISE, RELEASE, QUITCLAIM AND TRANSFER to Grantee, all of Grantor's right, title and interest, if any, in and to that certain real property situated in Jefferson and Shelby Counties, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

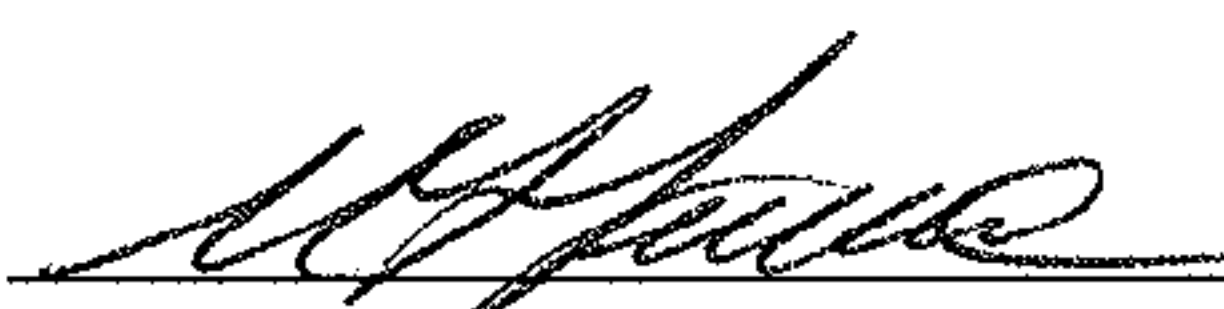
TO HAVE AND TO HOLD to Grantee forever.

***/SIGNATURE ON FOLLOWING PAGE/***

NOTE TO RECORDING OFFICE: THIS QUITCLAIM DEED IS GIVEN TO CLEAR TITLE TO THE PROPERTY DESCRIBED IN EXHIBIT A HERETO.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.


**BROCK'S GAP TRAINING CENTER, INC.**, an Alabama corporation

By:   
Printed Name: MARIO AGUIRRE  
Title: PRESIDENT

STATE OF ALABAMA )  
COUNTY OF Jefferson )

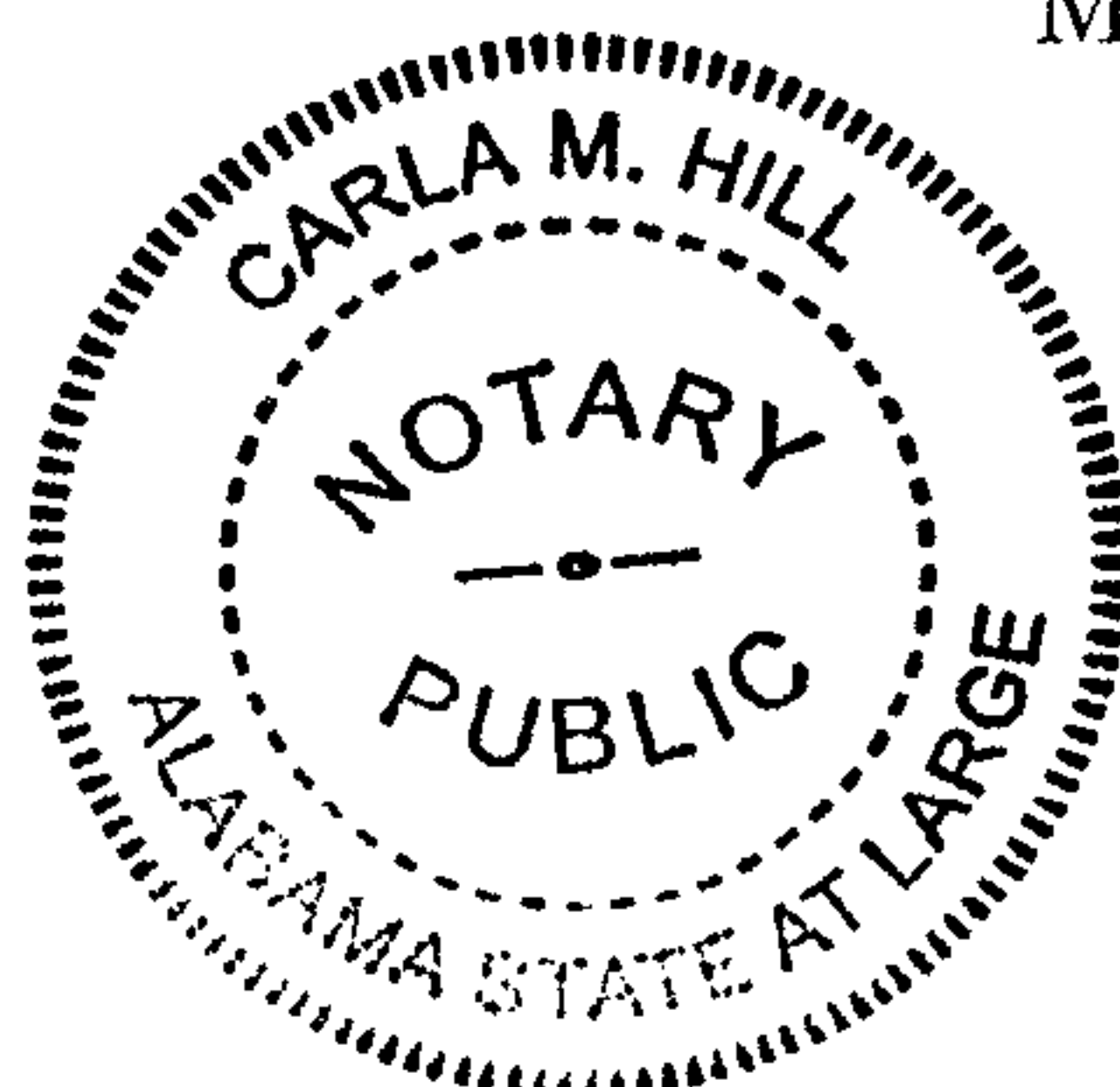
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mario Aguirre, whose name as President of **BROCK'S GAP TRAINING CENTER, INC.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the aforesaid corporation.

Given under my hand and official seal, this the 16<sup>th</sup> day of October, 2023.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/23/27



This instrument prepared by and upon recording should be returned to:  
**Title Not Examined or Reviewed**  
Stephen R. Monk, Esq.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, Alabama 35203  
(205) 521-8429

**EXHIBIT A****Legal Description of Property****Parcel 1:**

A parcel of land situated in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , The N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 20 S, Range 3 W, Shelby County, Alabama being more particularly described as follows:

BEGIN at a 3 inch capped pipe at the SW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 5, Township 20 S, Range 3 W and run in an Easterly direction, along said  $\frac{1}{4}$ -  $\frac{1}{4}$  line for a distance of 367.14 feet to a capped Paragon iron; thence turn an interior angle to the right of  $118^{\circ}58'07''$  and run in a Northeasterly direction for a distance of 577.96 feet to a capped Paragon iron; thence turn an interior angle to the right of  $182^{\circ}10'16''$  and run in a Northeasterly direction for a distance of 469.29 feet to a capped Paragon iron; thence turn an interior angle to the right of  $176^{\circ}41'54''$  and run in a Northeasterly direction for a distance of 268.06 feet to a capped Paragon iron; thence turn an interior angle to the right of  $207^{\circ}32'02''$  and run in a Northeasterly direction for a distance of 316.35 feet to an uncapped  $\frac{5}{8}$  inch rebar at the SE corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 5; thence turn an interior angle to the right of  $122^{\circ}41'35''$  and run North along the East line of said SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 110.01 feet to a capped Paragon iron; thence turn an interior angle to the right of  $142^{\circ}31'40''$  and run in a Northwesterly direction for a distance of 1564.98 feet to an uncapped  $\frac{1}{2}$  inch rebar on the North line of said SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  thence turn an interior angle to the right of  $129^{\circ}28'18''$  and run West along the North line of said SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 372.65 feet to a 1 inch open pipe at the NE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 5; thence turn an interior angle to the right of  $179^{\circ}55'25''$  and run West along the North line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  for a distance of 177.45 feet to a  $\frac{3}{4}$  inch crimp pipe on the Southeasterly margin of a 100 foot wide CSX railroad right-of-way as described in Deed Book 36, Page 608; thence turn an interior angle to the right of  $118^{\circ}46'59''$  and run in a Southwesterly direction, along said Southeast margin, for a distance of 3016.66 feet to an uncapped  $\frac{1}{2}$  inch rebar on the South line of the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of said Section 5; thence turn an interior angle to the right of  $61^{\circ}12'31''$  and run East along the South line of said N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  for a distance of 1724.02 feet to the POINT OF BEGINNING.

Said parcel containing 108.2 acres, more or less.

**Parcel 2:**

Commence at a 3" capped pipe marking the accepted location of the Northeast corner of the Southeast quarter of the Southwest quarter of Section 32, Township 19 South, Range 3 West. Jefferson County, Alabama; thence run in a Southerly direction along the accepted East line of said quarter-quarter section for 395.14 feet to the Point Of Beginning of the herein described parcel; thence continue in a Southerly direction along last described course and along said East line for 522.90 feet; thence turn an interior angle of  $88^{\circ}33'49''$  and run to the right in a Westerly direction for 149.31 feet to the Easterly line of a CSX Transportation railroad right-of-way; thence turn an interior angle of  $94^{\circ}45'08''$  to the tangent of a curve to the right having a central angle of  $14^{\circ}55'00''$  and a radius of 1447.52 feet and run to the right along the arc of said curve and along said right-of-way in a Northerly direction for 376.86 feet; thence run tangent to said curve in a Northerly direction along said right-of-way for 149.54 feet; thence turn an interior



angle of  $99^{\circ}59'56''$  and run to the right in an Easterly direction for 93.74 feet to the point of beginning, containing 1.613 acres, more or less.

Parcel 3:

Begin at a cut cross on a rock marking the accepted location of the Southeast corner of the Southeast quarter of the Southwest quarter of Section 32, Township 19 South, Range 3 West, Jefferson County, Alabama; thence run in a Westerly direction along the accepted South Line of said quarter-quarter section for 74.61 feet to the Easterly line of a CSX Transportation railroad right-of-way; thence turn an interior angle of  $105^{\circ}13'21''$  and run to the right in a Northerly direction along said right-of-way for 149.72 feet to a point of curvature; thence run along the arc of a curve to the right having a central angle of  $10^{\circ}17'13''$  and a radius of 1447.52 feet in a Northerly direction along said right-of-way for 259.89 feet; thence turn an interior angle of  $85^{\circ}03'52''$  from the tangent of the last described curve and run to the right in an Easterly direction for 149.31 feet to the accepted East line said quarter-quarter section; thence turn an interior angle of  $91^{\circ}26'11''$  and run to the right in Southerly direction along said East line for 400.13 feet to the point of beginning, containing 1.091 acres, more or less.

Parcel 4:

Begin at a 3" capped pipe marking the accepted location of the Northeast corner of the Southeast quarter of the Southwest Quarter of Section 32, Township 19 South, Range 3 West, Jefferson County, Alabama; thence run in a Southerly direction along the accepted East line of said quarter-quarter section for 395.14 feet; thence turn an interior angle of  $88^{\circ}34'52''$  and run to the right in a Westerly direction for 93.74 feet to the Easterly line of a CSX Transportation railroad right-of-way; thence turn an interior angle of  $80^{\circ}00'04''$  and run to the right in a Northerly direction along said right-of-way for 97.86 feet to a point of curvature; thence run along the arc of a curve to the left having a central angle of  $10^{\circ}41'57''$  and a radius of 1607.57 feet in a Northerly direction along said right-of-way for 300.19 feet to the North line of said quarter-quarter section; thence turn an interior angle of  $89^{\circ}08'17''$  from the tangent of last described curve and run to the right in an Easterly direction along said North line for 42.67 feet to the point of beginning, containing 0.555 acres, more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/20/2023 11:28:58 AM  
 \$35.00 PAYGE  
 20231020000310240

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name:	Brock's Gap Training Center, Inc.	Grantee's Name:	Signature BG, LLC
Mailing Address:	P. O. Box 360062 Birmingham, Alabama 35236	Mailing Address:	3545 Market Street Hoover, Alabama 35226
Property Address:	3721 South Shades Crest Road Birmingham, Alabama 35244	Date of Sale:	October <u>16</u> , 2023
Property Description:	111 acres, more or less, located in both Jefferson and Shelby Counties		Total Purchase Price: \$0.00 or Actual Value: or Assessor's Market Value: <b>\$914,850.00</b>

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
 ☐ Appraisal  
☐ Sales Contract
 ☒ Other: No Consideration – conveyance to clear title  
☐ Closing Statement

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: October 16, 2023.

GRANTOR:  
 Brock's Gap Training Center, Inc.

☒ Unattested

By: *[Signature]*  
 Name: MARIO AGUIRRE  
 Title: PRESIDENT