

**This instrument prepared by:**

Aaron B. Thomas  
Watkins & Eager, PLLC  
1904 1<sup>st</sup> Ave N, Suite 300  
Birmingham, Alabama 35203



20231031000319960 1/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
10/31/2023 03:36:43 PM FILED/CERT

**SEND TAX NOTICE TO:**

Arlington Cahaba, LLC  
c/o Arlington Properties, Inc.  
2 North 20th Street, Suite 700  
Birmingham, AL 35203

STATE OF ALABAMA                     )  
   :  
COUNTY OF SHELBY                    )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration Ten Dollars and 00/100 (\$10.00) and other valuable considerations to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, (i) **HANNA FAMILY PARTNERSHIP, LTD.**, an Alabama limited partnership, (ii) **OMAR GREEN TOUCHSTONE III**, a married man; (iii) **WILLIAM ANDREW NEWTON**, a married man; (iv) **ANNA NEWTON KIRBY**, a married woman; and (v) **KATHRYN QUINN NEWTON**, an unmarried woman (herein collectively referred to as “Grantors”), do hereby remise, release and quitclaim unto **ARLINGTON CAHABA, LLC**, an Alabama limited liability company (herein referred to as “Grantee”), its successors and assigns, as to the entirety of the Grantors’ collective interests in the following described real property (the “Property”), being situated in the County of SHELBY, and State of ALABAMA, to-wit:

**See Attached Exhibit “A”**

**The Property constitutes no part of the homestead of the Grantors or any other person.**

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns, FOREVER.

THIS QUITCLAIM DEED IS GIVEN FOR THE SOLE PURPOSE OF CLEARING TITLE RELEASING AND REMISING THE “AS SURVEYED” LEGAL DESCRIPTION ATTACHED.

ALL PRIVILEGE TAX AMOUNTS DUE UNDER SECTION 40-22-2 OF THE CODE OF ALABAMA (1975) RELATED TO THIS QUITCLAIM DEED WERE COLLECTED UNDER THAT CERTAIN STATUTORY WARRANTY DEED FROM GRANTORS TO GRANTEE RECORDED AS INSTRUMENT NUMBER 20231031000319950.



20231031000319960 2/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
10/31/2023 03:36:43 PM FILED/CERT

**TO HAVE AND TO HOLD**, the aforegranted premises to the said Grantee, its successors and assigns, FOREVER.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Addresses: Hanna Family Partnership, LTD.  
c/o Bitsy Nelson  
516 McRae Rd., Deatsville, AL 36022

Omar Green Touchstone III  
1615 HWY 468, Vincent, AL 35178

William Andrew Newton  
301 Crest Dr., Birmingham, AL 35209

Anna Newton Kirby  
135 Pine Hills Ave, Auburn, AL 36830

Kathryn Quinn Newton  
4044 Meadowview Circle, Birmingham, AL 35243

Grantee's Address: c/o Arlington Properties, Inc.  
2 North 20<sup>th</sup> Street, Suite 700, Birmingham, AL 35203

Property Address: 4641 HWY 280 E, Birmingham, AL 35242

Tax Parcel Id No(s): 02 7 36 0 001 005.000

Total Purchase Price: \$3,165,000.00

*To clear title*

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

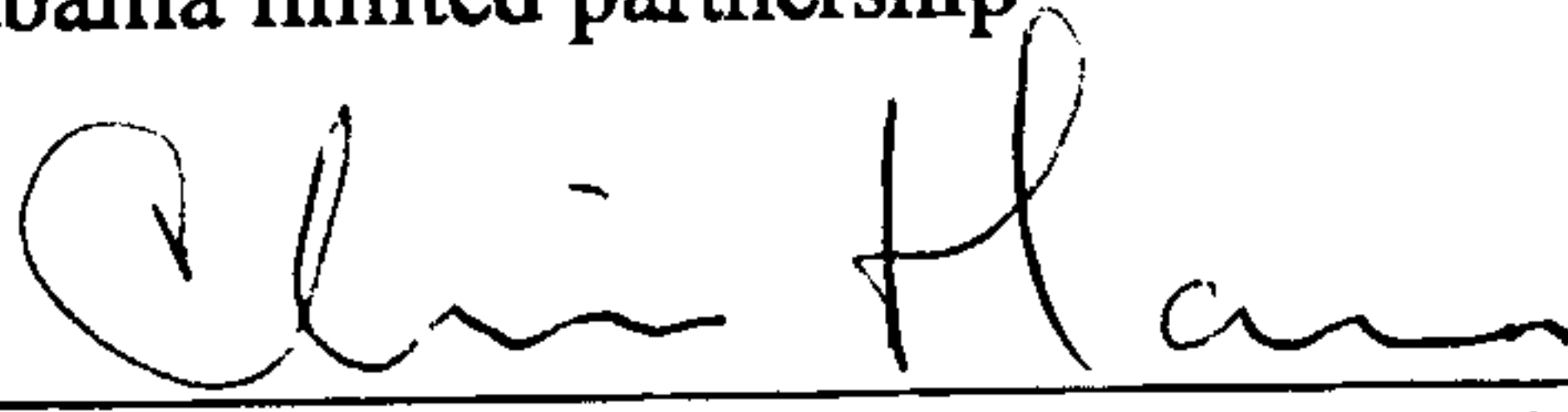
☐ Bill of Sale    ☐ Sales Contract    ☒ Closing Statement    ☐ Appraisal    ☐ Other



20231031000319960 3/8 \$44.00  
 Shelby Cnty Judge of Probate, AL  
 10/31/2023 03:36:43 PM FILED/CERT

**SIGNATURE PAGE TO QUITCLAIM DEED**

**HANNA FAMILY PARTNERSHIP, LTD.**  
 an Alabama limited partnership


By:   
 Name: Chris Hanna, Trustee of the Steven Argo  
 Hanna HFP Trust  
 Its: Managing General Partner

STATE OF ALABAMA )  
 COUNTY OF Shelby )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Chris Hanna, whose name as Chris Hanna, Trustee of the Steven Argo Hanna HFP Trust, the Managing General Partner of HANNA FAMILY PARTNERSHIP, LTD., an Alabama limited partnership, 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 as such Trustee of the Managing General Partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of October, 2023.

[SEAL]

  
 Notary Public  
 My Commission Expires: My Commission Expires  
July 20, 2027





20231031000319960 4/8 \$44.00  
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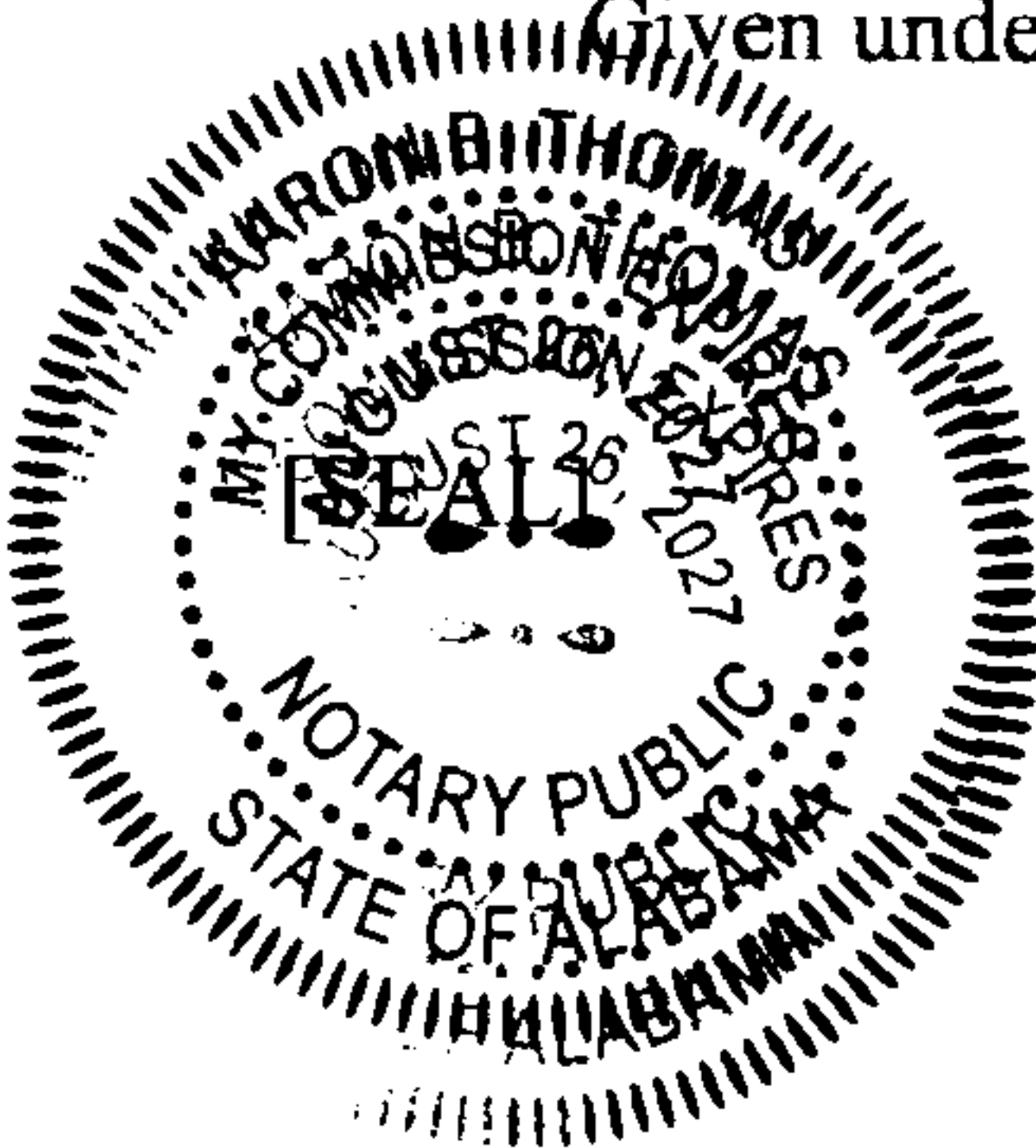
**SIGNATURE PAGE TO QUITCLAIM DEED**

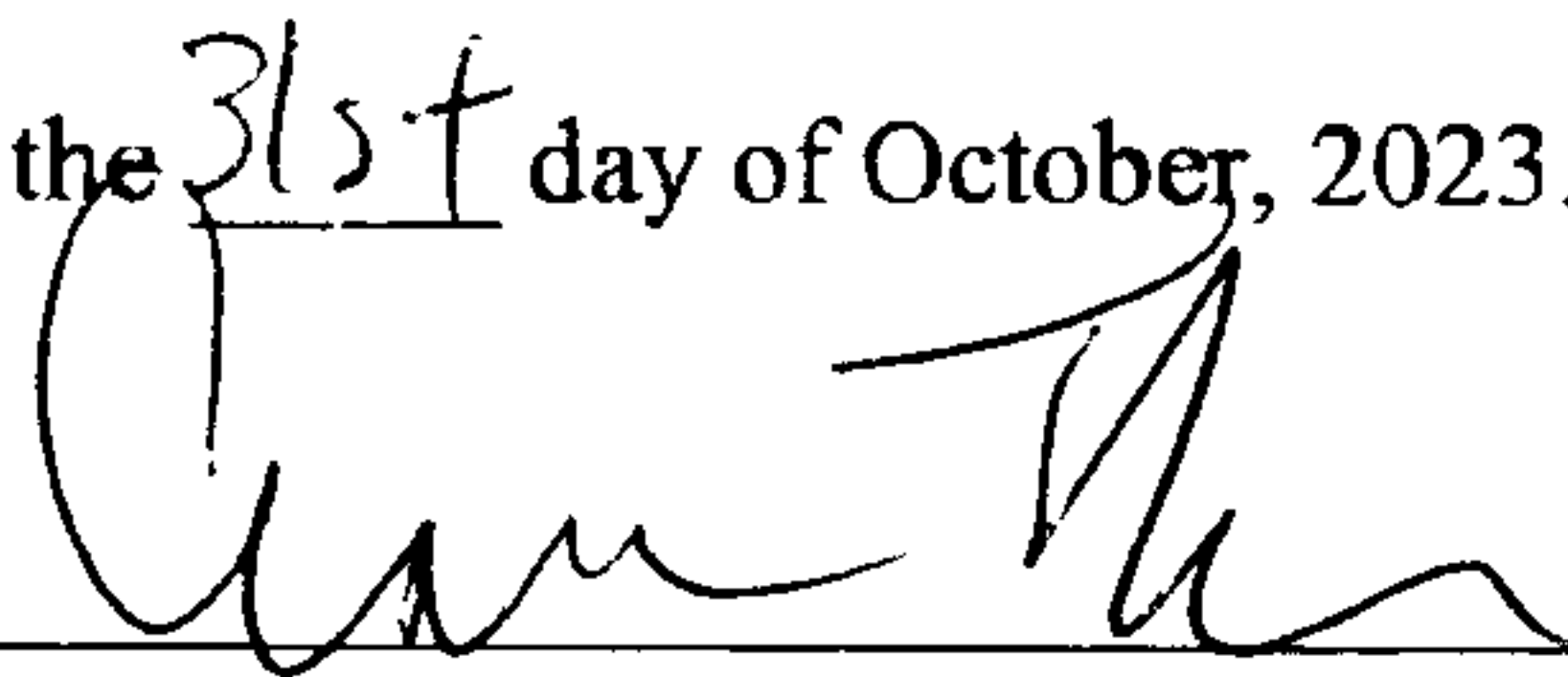
  
\_\_\_\_\_  
OMAR GREEN TOUCHSTONE III

STATE OF ALABAMA                    )  
COUNTY OF Jefferson            )

I, the undersigned, a notary public in and for said county in said state, hereby certify that OMAR GREEN TOUCHSTONE III, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8-26-27



20231031000319960 5/8 \$44.00  
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**SIGNATURE PAGE TO QUITCLAIM DEED**

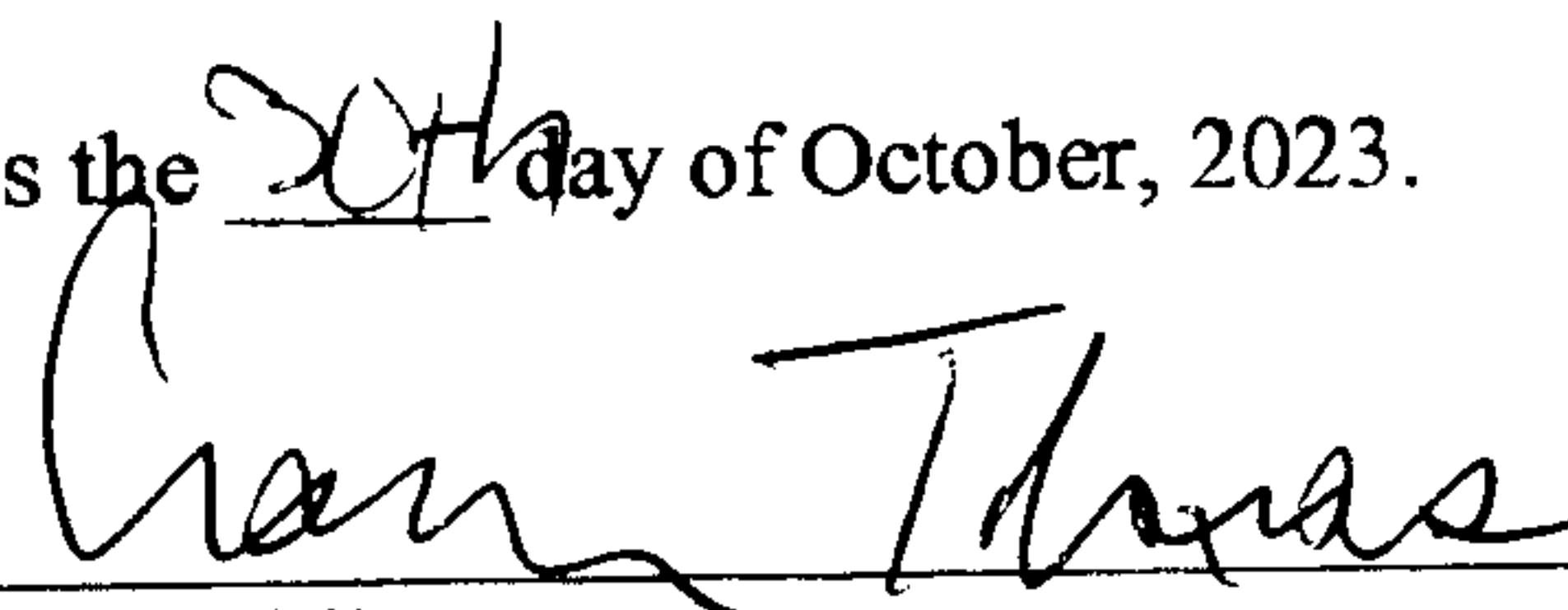
  
\_\_\_\_\_  
WILLIAM ANDREW NEWTON

STATE OF ALABAMA                    )  
COUNTY OF Jefferson            )

I, the undersigned, a notary public in and for said county in said state, hereby certify that WILLIAM ANDREW NEWTON, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8-26-27



20231031000319960 6/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
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**SIGNATURE PAGE TO QUITCLAIM DEED**

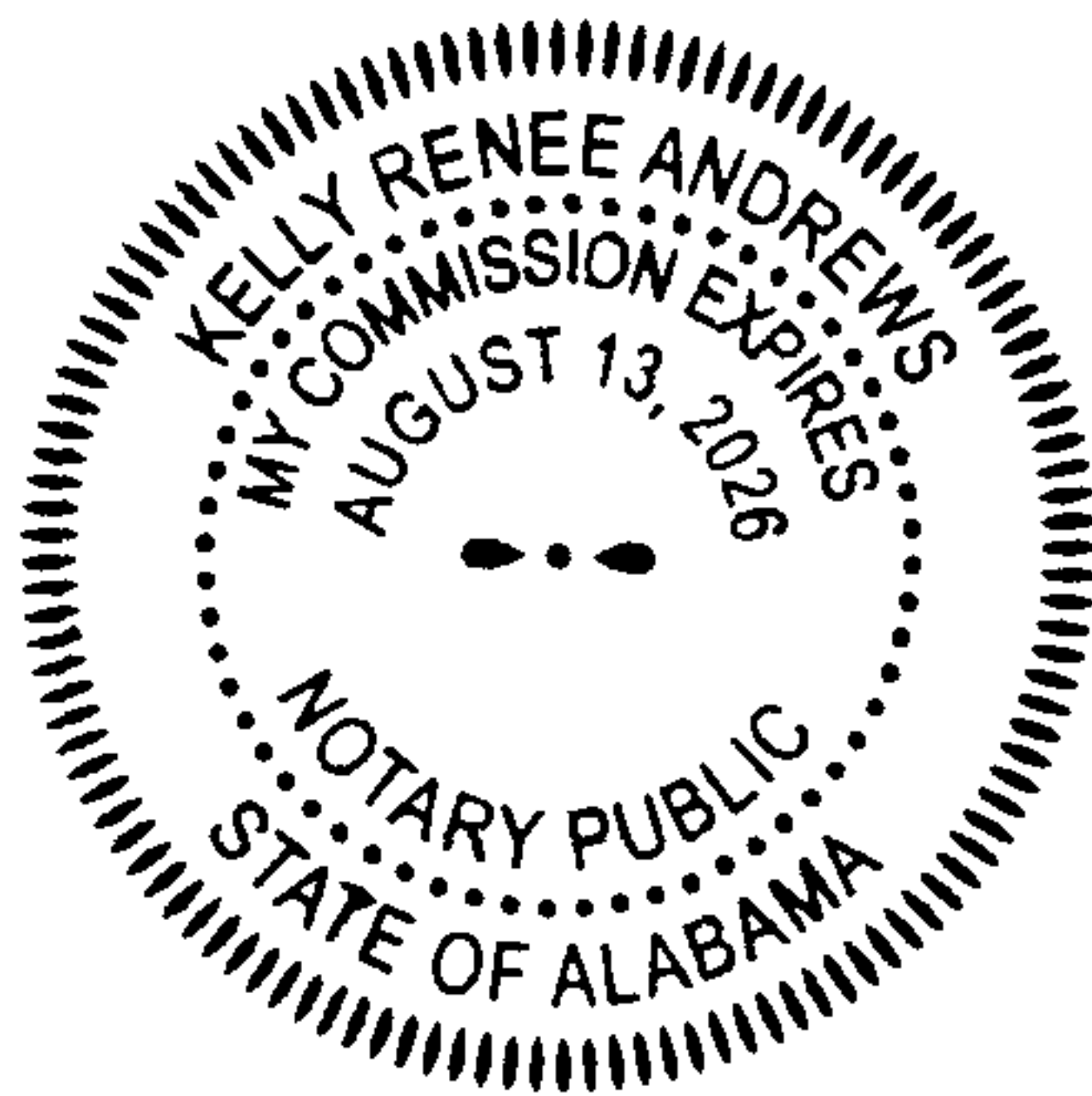
ANNA NEWTON KIRBY

STATE OF ALABAMA                    )  
COUNTY OF Lee                    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that ANNA NEWTON KIRBY, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of October, 2023.

[SEAL]



Notary Public

My Commission Expires: 8/13/2026



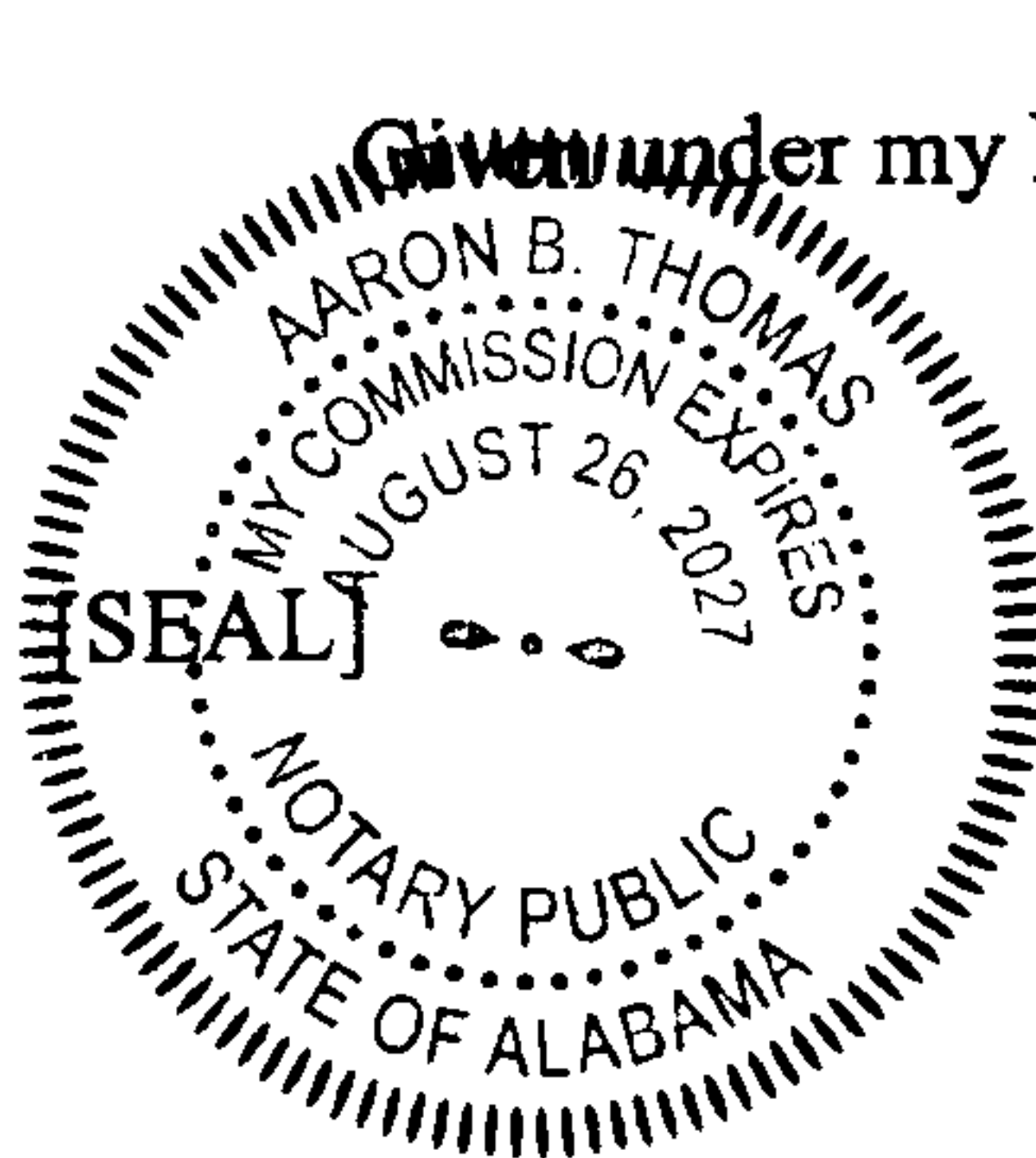
20231031000319960 7/8 \$44.00  
Shelby Cnty Judge of Probate, AL  
10/31/2023 03:36:43 PM FILED/CERT

**SIGNATURE PAGE TO QUITCLAIM DEED**

Kat New  
KATHRYN QUINN NEWTON

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a notary public in and for said county in said state, hereby certify that KATHRYN QUINN NEWTON, whose name 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, she executed the same voluntarily on the day the same bears date.




Given under my hand and official seal this the 31st day of October, 2023.

Aaron Thomas  
Notary Public  
My Commission Expires: 8-26-27



**Exhibit A**  
**Legal Description of the Property**

  
20231031000319960 8/8 \$44.00  
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The land referred to herein below is situated in the County of SHELBY, State of Alabama, and described as follows:

BEGIN AT A POINT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND CAPPED WSECO; THENCE RUN SOUTH 88 DEGREES 20 MINUTES 29 SECONDS EAST FOR 657.36 FEET TO A FOUND 1" CRIMP; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 52 SECONDS EAST FOR 222.85 FEET TO A FOUND CAPPED WSECO; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 11 SECONDS EAST FOR 1119.76 FEET TO A SET IRON; THENCE RUN NORTH 88 DEGREES 17 MINUTES 48 SECONDS WEST FOR 167.97 FEET TO A FOUND 3" CAPPED PIPE; THENCE RUN NORTH 52 DEGREES 31 MINUTES 23 SECONDS WEST FOR 596.84 FEET TO A FOUND 3/8 " REBAR; THENCE RUN SOUTH 37 DEGREES 17 MINUTES 44 SECONDS WEST FOR 210.73 FEET TO A FOUND CAPPED LDW LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE RUN NORTH 52 DEGREES 45 MINUTES 13 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 120.22 FEET TO A SET CROSS; THENCE LEAVING SAID ROAD RIGHT OF WAY RUN NORTH 37 DEGREES 18 MINUTES 48 SECONDS EAST FOR 337.01 FEET TO A SET IRON; THENCE RUN NORTH 00 DEGREES 17 MINUTES 43 SECONDS WEST FOR 820.33 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 824,824.97 SQ. FT. OR 18.94 ACRES MORE OR LESS.