

THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
S & C Family Partnership, Ltd.
5494 Broken Bow Drive
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA}
:
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Reamer Development Corp, an Alabama corporation**, whose mailing address for its Birmingham District Office is 96 Spring Road, Birmingham, AL 35242 (hereinafter referred to as "GRANTORS), hereby remise, release, quit claim, grant, sell, and convey unto **S & C Family Partnership, LTD**, an Alabama limited partnership, whose mailing address is 5494 Broken Bow Drive, Birmingham, AL 35242 (hereinafter referred to as "GRANTOR"), all its rights, title interests, in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

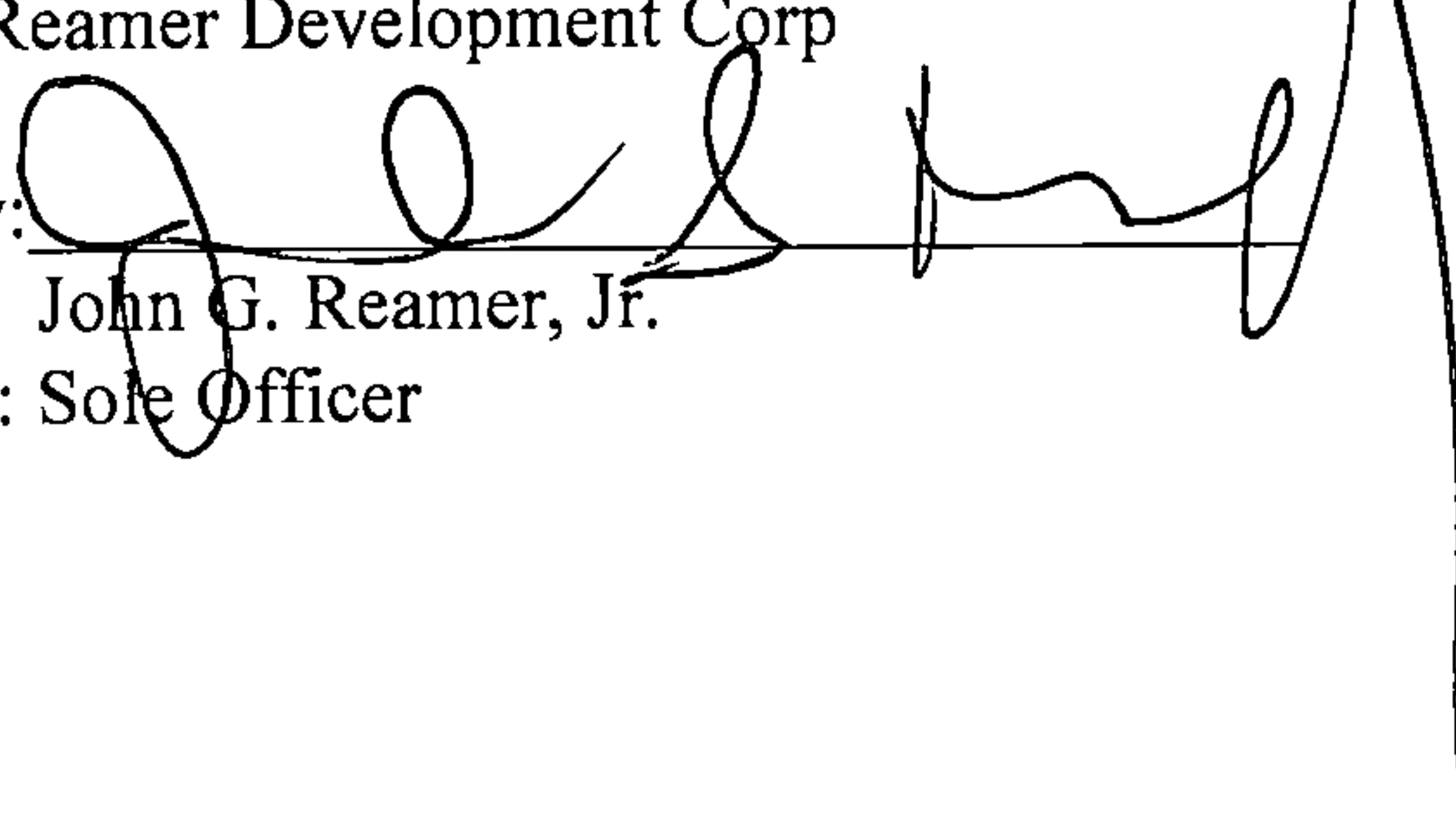
**Begin @ NW COR NE ¼ OF SW ¼ OF NE ¼ E800 S100 N100 E300SW250 W321.17
N30 W286.3 S218.26 SW93.87 CONT SWLY275 NELY313.9 N226.7 W348.4 N TO
POB.**

Parcel ID NO. 580903070002002003

TO HAVE AND TO HOLD to said GRANTEE, its successors and assign, forever.

Given under their hands and seals, this 24th day of January, 2024.

Witness

Reamer Development Corp
By: 
John G. Reamer, Jr.
Its: Sole Officer

STATE OF ALABAMA}
COUNTY OF JEFFERSON}

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John G. Reamer, Jr., whose name as Sole Officer of the Reamer Development Corp, 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 conveyance, he/she, in his/her capacity as such officer and with full authority executed the same for and as the act of said corporation.

Given under my hand and official seal this 24th day of January, 2024.


NOTARY PUBLIC
My Commission Expires: 06-02-2027

[SEAL]





20240126000020580 2/2 \$200.00
Shelby Cnty Judge of Probate, AL
01/26/2024 11:17:48 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Reamer Development Corp	Grantee's Name	S & C Family Partnership, Ltd. By its General Partner DiGiorgio Management, LLC
Mailing Address	96 Spring Road Birmingham, AL 35242	Mailing Address	5494 Broken Bow Drive Birmingham, AL 35242
Property Address	5.8 acres end of Eagle Crest Road	Date of Sale	January 24, 2024
		Total Purchase Price	\$ 175,000.00
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - |
| <input checked="" type="checkbox"/> 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 _____

Unattested

(verified by)

Reamer Development Corp
Print John G. Reamer, Jr., Sole Officer

Sign _____

(Grantor/Grantee/Owner/Agent) circle one